

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00860/FPH	Single storey rear extension following demolition of existing conservatory.	11 Benslow Lane Hitchin Hertfordshire SG4 9RE

Submitted Plan Nos

Location Plan 24342-EX-01B 24342-EX-02A 24342-EX-03 24342-PL-01B 24342-PL-02A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 18/01360/FPH - Single storey rear extension following demolition of existing conservatory.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

3.2 **Conservation Officer** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a terraced, three-storey dwelling on the north side of Benslow Lane, Hitchin and is within the Hitchin Conservation Area. The site benefits from a rear garden.

4.2 **Proposal**

4.2.1 Single storey rear extension following demolition of existing conservatory.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The proposed single storey rear extension would have a width of 3.7m, a depth from the rear most wall of 3.9m and would have a flat roof with a height of 3.0m. The proposal includes 1no. rooflight. The proposed single storey rear extension would be offset from the western shared boundary line by 0.8m and run along the eastern boundary line. The proposed external materials would be facing brick for the walls to match existing, a flat roof membrane and aluminium powder coated framing for the bi-fold, window and rooflight. I consider that the proposal, given the site-specific considerations, to be

acceptable in design terms and would not significantly erode the grain of development along Benslow Lane.

4.3.4 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic and would not result in an adverse effect on the character of the dwelling.

4.3.5 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Heritage Impact

4.3.6 The proposal is to the rear of the dwelling, is acceptable in design terms and uses a largely sympathetic material palette. The conservation officer has raised no objections to the proposal. Therefore, it is considered that the proposal would not harm the character and appearance of the Conservation Area.

Impact on Neighbours

4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

4.3.8 The proposed works are to the rear; so, the proposal would not harm the streetscene.

4.3.9 Regarding no.9 Benslow Lane, the western neighbour, given the site-specific considerations, the height of 3.0m and that it would be offset from the shared boundary line by 0.8m, it is not considered that the proposal would result in unacceptable harm upon the no.9's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

4.3.10 Regarding no.13 Benslow Lane, the eastern neighbour, the proposed single storey rear extension would create an additional 0.7m of built form along the shared boundary line and project 2.1m deeper than the existing rear element at no.13. As most of the proposed single storey rear extension would be screened by and only be 0.2m taller than the existing rear element at no.13, it is not considered that the proposal would result in unacceptable harm upon the no.13's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

- 4.3.11 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.13 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.14 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 Alternative Options

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 June 2025	