

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01304/FPH	Part two storey and part single storey rear extension; two storey side extension and single storey side lean-to structure following demolition of existing garage and conservatory. Insertion of front mono-pitched roof and front bay window. Installation of additional front hardstanding and provision of two parking spaces.	154 Wymondley Road Hitchin Hertfordshire SG4 9QJ

Submitted Plan Nos

0292 101 Rev A 0292 201 0292 301 rev B 0292 302 rev A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
T2	Parking
SP9	Design and Sustainability
SP6	Sustainable transport

2.0 **Site History**

- 2.1 23/01990/FPH - Part two storey and part single storey rear and side extensions following demolition of existing garage/store/conservatory. Insertion of front mono-pitched roof, alterations to openings, and additional hardstanding – Approved 09/10/23.

3.0 **Representations**

- 3.1 **Neighbours** – The following comments in support were received from No. 152 Wymondley Road:

- ☐ Ensure shared drainage and pipes are not collapsed.
- ☐ Removal of the garage has potential to undermine our property.
- ☐ Support the extension.
- ☐ Will make 154 attractive.
- ☐ Welcome extra off-road parking.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey semi-detached dwelling with a pitched roof. Rear party boundaries are comprised of fences and vegetation up to 3m high. The site is in a residential area comprised of detached and semi-detached dwellings.

4.2 **Proposal**

- 4.2.1 The proposal is for a two and single storey side and rear extension with pitched and flat roofs, which will replace existing side and rear projections. The number of bedrooms would be increased from three to four. A pitched roof is proposed on the front elevation at ground floor level, and the driveway at the front of the site is proposed to be enlarged.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, impacts on neighbour amenity, and parking.

Design

- 4.3.2 The front elevation pitched roof would be a small addition of a design in keeping with the character and appearance of the dwelling and will not appear out of place in the wider locality as similar canopies are nearby on other dwellings. The driveway enlargement would relate acceptably to the size and shape of the front garden, would be of acceptable paving that would allow drainage, and is of an acceptable design.
- 4.3.3 The two and single storey side and rear extension would not be small, however it is considered in size, width and depth it would appear proportional to the host dwelling and the pair of semi's it is part of. The first floor of the side extension would be approx. 1m from the side boundary of the site, and will not result in a terracing effect. The side and rear extension is considered to be of a size and design in keeping with the character and appearance of the dwelling and locality.
- 4.3.4 The proposal will also be similar to that approved by 23/01990/FPH, which is extant and is a material consideration in favour of the application. The design is considered acceptable. The proposal complies with Policies D1 and D3 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.5 The proposed driveway enlargement and new front elevation canopy roof will be small additions that are not considered harmful to amenity. The rear extension will be most visible to attached dwelling No. 156, however it would be smaller in depth than a rear conservatory of that dwelling near the boundary, with the two storey part of that extension set away from the boundary. Due to these factors, the proposed rear extensions will not harm the amenity of No. 156; and the side extensions will not affect No. 156 as they will be obscured by the existing dwelling and proposed rear extension.

- 4.3.6 The other closest dwelling is No. 152, which is detached and to the west. No. 152 has a car port that adjoins the site boundary, with front and rear main habitable openings further west. No. 152 is also set further back than No. 154, therefore the proposed rear wall of the rear and side extension will be behind the rear wall and garden of No. 152 and will not affect the amenity of that dwelling in this respect.
- 4.3.7 The eaves of the car port roof of No. 152 reach a similar height to that of the adjacent boundary fence, and there is some higher vegetation beyond this to the rear. As such, views of the extension from the car port area of No. 152 will be substantially restricted by the above, which is not considered overbearing or harmful to the amenity of No. 152.
- 4.3.8 The side extension will be more visible from the front of No. 152, however the impacts of the single storey part are not considered much greater than those from an existing garage, and the first floor will be set away from the boundary which is considered to avoid causing overbearing impacts and loss of light.
- 4.3.9 Five new openings would face No. 152. Views from a ground floor side door would be of the boundary fence, and will not cause loss of privacy. A rooflight would be small and at a high level, and will not cause loss of privacy. Three first floor windows are proposed facing No. 152 which could potentially cause some overlooking and loss of privacy, however they are proposed to be obscure, and can be required as such by a condition as one would be a secondary high level window and the other two windows would serve non-habitable rooms.
- 4.3.10 Regarding the comments received from No. 152, the concerns relating to land stability and underground pipes are not material planning considerations. Impacts on amenity are considered acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.11 The proposal will increase the number of bedrooms and will remove a single garage. The site will however have parking for two cars, which complies with minimum parking standards and is acceptable. The proposal complies with Policy T2 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. The first floor side elevation windows facing towards No. 152 Wymondley Road shall be obscure glazed.

Reason: In the interests of privacy and amenity. To comply with Policy D3 of the Local Plan.

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: 30 June 2025	