

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00434/FPH	Part two storey and single storey rear extension following demolition of existing conservatory and attached outbuilding. Insertion of side door and first floor side window.	93 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA

Submitted Plan Nos

PL-499 PL-500 PL-505 PL-506

1.0 Policies

D1	Sustainable design
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D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

SP9 Design and Sustainability

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two storey dwelling with a pitched roof. Rear party boundaries are fences and walls. The site is in a residential area comprised of semi-detached, terraced and detached dwellings.

4.2 **Proposal**

4.2.1 The erection of a two and single storey rear extension with a pitched and flat roof which would replace an existing single storey rear projection, and a new side door and first floor side window. The number of bedrooms will not be increased.

4.3 **Key Issues**

4.3.1 The key material considerations are design, and neighbour amenity.

Design

4.3.2 There are no objections to the side elevation door and window. The extension is considered to be of a size, siting and design in keeping with the character and appearance of the host dwelling, and will have limited impacts on the dwelling and locality. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.3 The new side door will open onto a shared driveway and will be opposite a high level obscure glazed window in neighbouring dwelling No. 95, and will not harm amenity. The new first floor side window will be small, obscure glazed, will not overlook openings and the private garden of No. 95 opposite, and will not harm amenity.
- 4.3.4 The rear extension will be single storey where it would be closest to attached dwelling No. 91. The single storey element will be set slightly away from the boundary and a similar depth to the ground floor rear of No. 91, and that part of the extension will not harm that dwelling. The two storey part of the extension will be sufficiently far away from No. 91 to not cause harm. Impacts on No. 91 are acceptable.
- 4.3.5 The two storey part of the extension will be on the side of the dwelling closest to other neighbour No. 95, which is the only part of the extension that could affect No. 95. No. 95 is detached from the application property, and due to the spacing between the two dwellings taking into consideration the size and design of the extension, it's not considered that the proposed extension will harm the amenity of No. 95. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

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.

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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 April 2025	