

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00295/FPH	Two storey side extension to include front porch and single storey front extension following demolition of existing porch. Alterations to existing fenestration.	33 Keats Way Hitchin Hertfordshire SG4 0DP

Submitted Plan Nos

001-001 001-005 001-006 001-050 001-051 001-052 001-060 001-061 001-065 001-066 001-067
001-0100

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 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation:** None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a two-storey semi-detached dwelling located on a corner plot of Keats Way, Hitchin. The property benefits from a front and rear garden and a garage and driveway to the rear.

4.2 **Proposal**

4.2.1 Two storey side extension to include front porch following demolition of existing porch. Alterations to existing fenestration.

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 and Appearance

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. 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 two-storey extension would have a width of 4.5m and match the depth, height and roof form of the existing dwelling. The proposed external materials would be facing brick work for the walls, grey roof tiles and white uPVC windows and doors, all to match existing.

4.4.4 The proposed front porch extension would have a width of 6.5m, a depth from the front wall of 2.0m to protrude no further than existing and have a pitched roof with an eave's height of 2.5m and a peak of 3.3m. The new entrance door would be on the south-east side elevation of the proposed front porch like the existing entrance door. The proposed external materials would be facing brick work for the walls, grey roof tiles and white uPVC windows and doors, all to match existing.

4.3.5 Alterations to fenestration include: 1no. new entrance, 1no. ground floor window and the repositioning of the first-floor window to the south-east side elevation; bi-fold doors and 2no. ground floor windows to the rear elevation.

4.3.6 The proposed development, in my view, is sympathetic to the existing dwelling in terms of scale, form and materials. The proposed development is significant in scale; however,

the plot is large enough to host the development. As the corner plot is wide for the dwelling, the development would appear to be an extension of the existing row of dwellings. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 Regarding the streetscene, the wide plot is large enough to host the proposed development and the sympathetic form and materials allow for the appearance of an extension of the existing row of dwellings. The proposed alterations to fenestration would cause no more harm than existing. As such, it is not considered that unacceptable harm would be caused to the streetscene's character and appearance.
- 4.3.8 Regarding no.35 Keats Way, the adjoining neighbour, the two-storey extension would not extend beyond the front or rear elevations and the front porch would not extend deeper than existing. As such, it is not considered that the proposal would result in unacceptable harm upon the no.35's living conditions, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.
- 4.3.10 It is considered that the design of the proposal is acceptable in planning terms, as the proposed works would be sympathetic to the host dwelling in form, scale, and external materials. Though the works would be visible from the streetscene, they are considered sympathetic and proportionate, so would not result in any negative impact upon the character and appearance of the streetscene. As such, I am satisfied that there would be no loss to existing residential amenity as a result of the proposed development and that the proposed development complies with Policy D1, D2 and D3 of the NHLP.

Highways and Parking:

- 4.3.11 The development includes an increase in the number of bedrooms from 2no. to 4no. The site has 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, no parking issues would arise from this development.

Environmental Implications

- 4.3.12 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.13 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 and of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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.

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: 7 May 2025	

