

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01015/FPH	Single storey rear extension following demolition of existing rear garage. Roof alteration.	15 Walnut Way Ickleford Hitchin Hertfordshire SG5 3XT

Submitted Plan Nos

PL01A PL02 PL03A PL04 01 02 03

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** – One received: no.17 Walnut Way
- No objection but concerns over boundary line/Party Wall Agreement and general disruption from works. (amended plans have been published to clarify boundary issue.)

3.2 **Ickleford Parish Council** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a semi-detached two-storey dwelling situated on Walnut Way, Ickleford. The application site benefits from a driveway and rear garden.

4.2 **Proposal**

4.2.1 Single storey rear extension following demolition of existing rear garage. Roof alteration.

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 and outbuildings to incorporate a 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 to roughly match the existing dwelling, would have a depth of 2.5m with an additional roof overhang of 0.6m and would have a flat roof with a height of 3.0. The proposal would see the increased roof height extend along the depth of the single storey side element to near meet the ridge of the dual pitched roof; this would run along the existing built form of no.17 Walnut Way. The design includes 2no. rooflights. The proposed external materials are set to match existing bar the powder coated metal fenestration framing. The proposal is not indicated to cross the shared boundary line with no.17 Walnut Way. The proposal would maintain the same offset from the shared boundary line with no.11 Walnut Way as the existing dwelling. The proposal is likely to be partially visible from the streetscene.

4.3.4 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.5 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.

4.3.6 Regarding no.17 Walnut Way, the adjoining neighbour, the proposed rear extension would have an acceptable depth. The increased roof height would predominantly run along existing built form to no.17. The proposal is not indicated to cross the shared boundary line with no.17. A Party Wall Agreement and general disruption from building

works falls outside the remit of planning. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.17's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

4.3.7 Regarding no.11 Walnut Way, the non-adjoining neighbour, the proposed rear extension would have an acceptable depth and would run along existing built form to no.11. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.11's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

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

Highways and Parking:

4.3.9 The development includes an increase in the number of bedrooms from 3no. to 4no.; the application site would maintain sufficient space to accommodate 2no. parking spaces. Therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.10 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:

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

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.

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: 4 June 2026	