

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00802/FPH	Single storey rear/side extension. Replacement of existing ground floor pitched roof with flat roof.	92 Grove Road Hitchin Hertfordshire SG5 1SG

Submitted Plan Nos

PL-499A PL-500B PL-505A

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 21/01152/LDCP - Insertion of rooflights to existing front elevation and dormer windows to existing rear elevation roofslopes to facilitate conversion of loftspace into habitable accommodation

Granted

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached, two-storey dwelling on the east side of Grove Road in a residential part of Hitchin. The site has a long, thin rear garden.

4.2 **Proposal**

4.2.1 Single storey rear/side extension. Replacement of existing ground floor pitched roof with flat roof.

4.2.2 Materials mostly set to match existing.

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/side extension would match the width of the existing dwelling with the additional 1.8m, have a depth of 7.6m to match the depth of the existing rear element, have a pitched roof with an eave's height of 2.7m and a peak of 3.4m and incorporate a parapet wall with a height of 2.8m. The proposal also includes 2no. roof lights. The proposed external materials would be facing brick work for the walls

to match existing, a tiled roof to match existing and white aluminium framed windows and door.

- 4.3.4 The pitched roof on the existing rear element, with a peak height of 3.8m, would be replaced with a flat roof with a height of 3.4m. The proposed external material would be EPDM/GRP.
- 4.3.5 In my view, the scale of the proposed extension would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof forms and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

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 extension would be visible from the streetscene; however, the proposed materials and roof form would be sympathetic to the existing dwelling and would not cause harm to the streetscene.
- 4.3.9 Regarding, no.92 Grove Road, the adjoining neighbour, the proposed extension would not extend beyond the existing rear element or add additional height. Therefore, it is not considered that the proposed extension would result in unacceptable harm in terms of overdominance, shading or loss of privacy.
- 4.3.10 Regarding, no.94 and 94b Grove Road, the northern neighbours, the proposed extension would be set back from the boundary line by 1.4m and would run alongside the neighbouring driveway. Therefore, it is not considered that the proposed extension would result in unacceptable harm in terms of overdominance, shading or loss of privacy.
- 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: 13 May 2025	