

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00721/FPH	First floor front extension over existing garage and study. Alterations to rear fenestration following demolition of existing conservatory.	3 Woodside Gardens Hitchin Hertfordshire SG4 9JF

Submitted Plan Nos

227 25 100 227 25 101 227 25 102 227 25 103

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 No prior history.

3.0 **Representations**

3.1 **Neighbour Consultation** – 1x Objection from No. 2 Woodside Gardens. Raises concerns regarding loss of privacy from first floor windows.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 3 comprises a detached two storey dwelling off Woodside Gardens, a private road off Walsworth Road, Hitchin.

4.2 **Proposal**

4.2.1 First floor front extension over existing garage and study. Alterations to rear fenestration following demolition of existing conservatory.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.

- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 Woodside Gardens comprises a trio of dwellings all of which are 'L Shaped' in their layout. No. 3 is the only dwelling without a first floor front projection to complete the 'L Shape'. Therefore, I do not consider that the proposed extension would appear out of place given that the local grain of development supports the siting and appearance of the proposed development. The built form, materials of construction and fenestration layout are considered to be sympathetic to the existing dwelling and local area, and therefore, I consider that the development would be suitably in keeping.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 It is noted that an objection was received from No. 2, the neighbour to the north/west. The representation cited the potential loss of privacy and overlooking as being objectionable. This is acknowledged, and it is noted that first floor side windows would directly face this property. Given that the separation distance to the windows this neighbour benefits from would be approximately 15m, and given that there is a tree between the existing and proposed windows, I do not consider that overlooking would be adverse. Furthermore, it is noted that the space directly opposite to these proposed first floor windows is the single storey garage that No. 2 benefits from. I do not consider that overlooking for other neighbouring properties would be objectionable due to the orientation of windows and the separation distances to these other properties. Some dominance may arise for neighbouring properties, however, the location and orientation of nearby buildings is considered to mitigate these visual impacts for neighbouring occupiers.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore

compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no 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:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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 windows at first floor level on the side elevation of the development to serve the en-suites as shown on plan 227/25/102 hereby permitted shall be permanently glazed with obscure glass unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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: 14 May 2025	

