

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02327/FPH	Part two storey and part single storey front; side and rear extensions following demolition of existing side element. Alterations to roof including roof extensions and insertion of front and rear rooflights to facilitate loft conversion into habitable accommodation.	27 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA

Submitted Plan Nos

LocationPlan 2024-34.01 2024-34-02 2024-34-03

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Relevant site history**

2.1 None.

3.0 **Representations**

3.1 **Parish Council** - It was agreed to support this application it is a coherent design and a good scheme.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey semi-detached dwelling with a pitched roof. Rear party boundaries are 1.8m high fences and some higher vegetation. The site is in a residential area comprised of semi-detached and terraced dwellings.

4.2 **Proposal**

- 4.2.1 A two storey side and rear extension, and single storey front and rear extensions. The main roof the dwelling would be enlarged to create roof accommodation, and would include a new section of flat crown roof. The number of bedrooms would be increased from two to four.
- 4.2.2 A parallel application was submitted at attached dwelling No. 29 for similar works, reference 24/02329/FPH.

4.3 **Key Issues**

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

Design

- 4.3.2 The single storey front extension would be under an existing front canopy roof, small, of a design in keeping with the host dwelling and locality, and is acceptable. The proposed single storey rear extension would be of a small depth and size, of a design in keeping with the host dwelling and locality, and is acceptable.
- 4.3.3 The proposed two storey side and rear extension would not be small, however it's not considered that it would be disproportionate to the main dwelling. The enlarged and altered roof would be similar to the roofs of nearby dwellings Nos. 31 and 33 Waterdell Lane and is acceptable.
- 4.3.4 The first floor would be approx. 0.9m from the side party boundary, which is considered a sufficient distance to avoid a terracing effect and be in keeping with the design and pattern of the group of semi-detached dwellings on this part of the south side of Waterdell Lane. The design is acceptable. The proposal would therefore comply with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.5 No. 25 is the closest dwelling to the NE. The proposed front extension will be an infill under an existing front pitched roof, will be of a small size and will be set away from the boundary, and will not cause loss of amenity. The single storey rear extension will be deeper than the rear of No. 25, however it will be set away from the boundary and of a small depth and size, and is not considered harmful.
- 4.3.6 The facing side elevation of No. 25 does not contain any openings, therefore the side extension will not be harmful to that dwelling. The rear part of the two storey extension will be behind the ground floor rear elevation and garden of No. 25, and is not considered harmful. The side openings are not considered harmful to No. 25 as views from them will be of the side wall and roof of No. 25 which don't have openings. The amenity of No. 25 will not be affected.

- 4.3.7 No. 29 is the other neighbouring dwelling, which is attached to No. 27. As stated in this report, a parallel application has been submitted for No. 29 which is similar to that for No. 27 but does not include a single storey rear extension.
- 4.3.8 It's not known at the time of writing this report whether the application at No. 29 will be approved. It's not however considered that the proposal will cause harm to No. 29 as the single storey front and rear extensions will both be small, and the two storey side and rear extensions and works to the roof will be obscured by No. 29. The proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.9 The number of bedrooms will be increased from two to four. The site will however have parking provision for at least two cars, which complies with minimum parking standards. Parking provision will be acceptable, and complies with Policy T2 of the Local Plan.

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.

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: 11 December 2024	