

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00096/FPH	Part two storey and single storey rear extension. Alterations to fenestration	38 High Dane Hitchin Hertfordshire SG4 0BD

Submitted Plan Nos

PL001 PL002 PL003-B PL004-B PL005-B

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 25/00084/NCS - Single storey rear extension with the following dimension:
Length as measured from rear wall of original dwelling - 4.5 metres

Prior Approval Not Required

24/02157/FPH - Part two storey and single storey rear extension. Alterations to fenestration.

Refused

3.0 **Representations**

3.1 **Site and Neighbour Consultation – None**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a semi-detached dwelling located on the north-western side of High Dane, Hitchin. The property has a front driveway and a long, thin rear garden with 3 outbuildings. There are a range of rear extensions and outbuildings along the road.

4.2 **Proposal**

4.2.1 Part two storey and single storey rear extension. Alterations to fenestration.

4.2.2 Materials are 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 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 single storey element of the proposed rear extension would measure 4.5m in depth, 7.7m in width, 1.3m of which would extend beyond the northern side elevation wall and have a crown roof with an eave's height of 2.6m and a peak of 3.6m. The single storey element of the proposed rear extension would incorporate a parapet wall along the shared southern boundary line with a height of 3.3m. The two-storey element would measure 6.5m in width to match the width of the house with the northern section measuring 4.2m in width, 3.5m in depth and having a hipped roof with an eave's height of 5.2m and a peak of 7.1m while matching the pitch of the existing roof. The southern section of the two-storey element would measure 2.3m in width, 1.4m in depth and have a hipped roof with an eave's height of 5.2m and a peak of 6.4m. The eaves and guttering of this section would overhang the shared boundary; however, Certificate B has been served. The external materials used would be: smooth cream render for the walls to match existing, roof tiles to match existing, white uPVC double glazed windows and door on the side and principal elevations to match existing and grey uPVC double glazed windows and bi-fold door on the rear elevation, black rainwater goods, fascia and soffits to match existing.

4.3.4 The proposal includes alterations to fenestration with the insertion of a ground floor side elevation window.

4.3.5 In respect the streetscene, the proposed extension is to the rear of the property and the southern boundary line is obscured by a row of trees; however, the proposed extension would extend 1.4m from the existing side elevation, so would be visible to public view through the gap between the application site and the neighbouring property no.39 High Dane; however, this would be of minor impact.

- 4.3.6 In my view, the proposed materials palette is sympathetic to the existing dwelling and would not result in visual harm to the street scene. The applicant has demonstrated a fallback position through an NCS. As such, the depth of the single storey element would not have a greater impact than what is granted under the NCS. Therefore, the proposal is considered to be acceptable in terms of the massing, built form and roof design for the character and appearance of the dwelling and would be proportionate and sympathetic. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 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 Regarding no.37 High Dane, the adjoining neighbour, the proposed extension would add 4.5m of single storey built form to the shared boundary and have the eaves and guttering of the two-storey element extend just beyond the shared boundary line; however, Certificate B has been issued and an NCS fallback position has been established for the single-storey depth of 4.5m. The two-storey element would have a depth of 1.4m along the shared boundary. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.37's living conditions, as there would not be unacceptable or objectionable harm caused in terms of over dominance, shading or overlooking.
- 4.3.9 Regarding no.39 High Dane, the non-adjoining neighbour, there would be an increased element of shading as no.38 is south-west of no.39; however, the rear elevation windows of no.39 are north-west facing and, therefore, do not experience the optimum amount of daylight. The proposed extension is set in from the boundary by 0.8m and approx. 4.2m away from the rear elevation of no.39. There would not be an unacceptable reduction in privacy as the outlook from the proposed rear extension would be similar to existing, as the proposed ground floor side elevation would cause no more harm the existing side elevation windows and there are no proposed first floor side elevation windows. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.39's living conditions, as there would not be unacceptable or objectionable 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 and have an NCS fallback position. Though the works would be visible from the streetscene, they are considered sympathetic and subordinate, so would not result in any negative impact upon the character and appearance of the streetscene. As such, I am satisfied that there would not be an unacceptable 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 does not include an increase in the number of bedrooms; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the 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 unacceptable by virtue of Policies D1, D2 and D3 of the NHLP 2011-2031 and Section 12 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.

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: 24 March 2025	