

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02800/FPH	First floor rear and side extension and single storey rear extension. Alterations to existing garage roof and fenestration to include insertion of front garage doors following removal of existing window	210 Cambridge Road Hitchin Hertfordshire SG4 0JW

Submitted Plan Nos

24019 - 001A 24019 - 010A

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 91/01384/1 - Single storey side extension to form garage, extension to kitchen and utility room – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – 1x Objection:

- Loss of light
- Lack of assessment of neighbour amenity impacts.
- Dominant form of development.
- Shadowing effects to windows and garden area.

1x Representation:

- Request for consideration of impacts to light, losses of privacy and shadowing effects.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 210 comprises a semi-detached two storey dwelling off Cambridge Road, Hitchin. The dwelling is link attached to No. 212.

4.2 **Proposal**

4.2.1 Planning Permission is sought for the erection of:

- First floor rear and side extensions
- Single storey rear extension
- Alterations to the existing garage roof and fenestration to include insertion of front garage doors following the removal of an existing window.

- 4.2.2 Materials of construction would match the existing dwelling. Aluminium frames doors are proposed.

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 The proposed development would predominantly be confined to the rear of the dwelling, though alterations to the garage would be visible from the public realm. The introduction of a pitched roof to the garage and the replacement of its door with a garage door would be acceptable given that these are common features for similar garages within the local area and the wider district. The proposed ground and first floor rear extensions would substantially enlarge the dwelling, however, given the already extended nature of dwellings along Cambridge Road, I do not consider that the scale of development would be out of place in the context of the grain of development found locally. They would feature traditional built form and materials of construction to result in a suitably sympathetic form of development.
- 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 two representations have been received from both adjoining neighbours along Cambridge Road. These comments raised concern regarding potential amenity impacts from loss of light and dominance together with privacy impacts. Both adjoining neighbours benefit from large rear extensions, and the proposed development would extend approximately 2m beyond the rear elevations of these neighbours at ground

floor level. Given this modest projection at ground floor level, together with the modest height of the ground floor, I consider that dominance and light loss would not be unacceptable from the ground floor extensions. The first-floor extensions would not extend significantly beyond the rear of No. 212 due to the extended nature of this neighbour, and is therefore not considered to unacceptably dominate this property. No. 208 is not extended at first floor level, and the proposed extension would extend approx. 1.5m beyond the first floor rear elevation of this neighbour, and approximately 4.5m from the rear elevation approximately 3m from this neighbour. I consider that the in-set would suitably mitigate visual dominance for windows and garden areas serving this neighbour. Outlook from the dwelling would be to the rear, and would therefore be away from neighbouring curtilages. To ensure first floor side windows do not cause material harm to amenity, I consider it is prudent to obscure glaze these windows.

- 4.3.7 Given the above, it is considered that the proposed development would not result in an 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 windows at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 February 2025	