

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00740/FPH	Single storey rear extension to link existing detached garage to main dwelling following demolition of the existing kitchen conservatory and side carport. Alterations to garage fenestration to facilitate garage conversion. Front extension with side dormer window and habitable accommodation in roof space and front entrance porch. Installation of front hardstanding and provision of two parking spaces.	28 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT

Submitted Plan Nos

IHL26ROL01 IHL26ROL03 IHL26ROL04 IHL26ROL05 IHL26ROL06 IHL26ROL07 IHL26ROL08
IHL26ROL09 IHL26ROL10 IHL26ROL11 IHL26ROL12 IHL26ROL13

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Site History**

2.1 89/01163/1 - Single detached garage. CP.

3.0 **Representations**

3.1 Site and press notices and neighbour consultation undertaken. One objection received raising the following concerns:

- ☐ Loss of amenity to patio due to overbearing wall and high pitched roof which will overshadow patio.
- ☐ Overshadowing of conservatory.
- ☐ Loss of light to rooms.
- ☐ Contrary to Pirton Local Neighbourhood Plan and Local Plan.
- ☐ Damage to property from construction.

3.2 Pirton Parish Council – make the following comments:

“We understand that the proposals for the front and side of the house are aimed at copying the extensions to No.30 Royal Oak Lane. However, we consider the current proposal to be too close to the boundary between the property and No. 30, resulting in a degree of overbearing on the neighbours so as to interfere with the residential amenity of that property, and to give rise to concern about access for maintenance issues in the future. We believe this contravenes Pirton Neighbourhood Plan policies PNP 3.4 and 3.5.

Of even greater concern are the proposals at the rear of the building for an extension to the kitchen to join the space between building and garage, and to continue the pitched roof of the garage. This design, so close to the boundary, will block a significant amount of light from the patio and kitchen of No.30, and be very detrimental to the residential amenity of that property.

We again refer to PNP 3.4 and 3.5, in particular PNP3.5 "Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded."

We therefore object to these particular proposals."

3.3 Pirton NP Steering Group – no comment at the time of writing this report.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No 28 is a chalet style detached bungalow located on the east side of Royal Oak Lane, Pirton. There is a detached single garage with pitched roof located to the side and rear of the property sited very close to the boundary with no 30. There is a slight drop in gradient in the garden to rear.

4.1.2 The property is set well back from the road, in a generous plot with space for several cars on the drive. The property is clearly visible from the street.

4.1.3 Royal Oak Lane is varied in character. There are several similar chalet style bungalows on the east side neighbouring no 28. There are examples of extensions in the locality including the neighbouring property no 30.

4.2 **Proposal**

4.2.1 Consent is sought for:

"Single storey rear extension to link existing detached garage to main dwelling following demolition of the existing kitchen conservatory and side carport. Alterations to garage fenestration to facilitate garage conversion. Front extension with side dormer window and habitable accommodation in roof space and front entrance porch. Installation of front hardstanding and provision of two parking spaces."

4.2.2 Materials to match existing.

4.3 **Key Issues**

4.3.1 The key material considerations when assessing the planning merits of the proposal are:

- ☐ design and appearance.
- ☐ potential impact on neighbour amenity.
- ☐ Access, highways and parking.
- ☐ Impact 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.

- 4.3.3 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 the aims of Section 12 of the National Planning Policy Framework (NPPF) and policies PNP 2 and PNP 3 of the Pirton Neighbourhood Plan.
- 4.3.4 The proposed development would result in substantial additions to the property. The proposed addition to the front would alter the overall character and appearance of the property in the streetscene. However, the roof form of the proposed front addition reflects the host dwelling and neighbouring properties. The side facing dormer is unobjectionable. The proposed parking spaces in the front would be acceptable. The streetscene is varied and the proposed front addition and parking would be acceptable in terms of design.
- 4.3.5 The rear addition resulting in the link to the existing garage would be a substantial addition at the rear and not particularly sympathetic to the host dwelling in terms of scale and form. The resultant link to the existing garage is contrived. However, it is noted that the garage is existing and the addition would not be particularly visible from the street. The rear addition is unobjectionable.
- 4.3.6 The proposed materials to match existing would be supported.
- 4.3.7 Overall, the design and appearance of the proposal would be unobjectionable and not conflict with the provisions of Local Plan policies D1 and D2, Pirton Neighbourhood Plan PNP 2 and PNP3 and the provisions of the NPPF.

Potential impact on neighbouring amenity

- 4.3.8 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 NPPF (paragraph 198) and policy PNP 3 of the Pirton Neighbourhood Plan.

Potential Impact on no 30

- 4.3.9 The proposed front and side addition would be set over a metre off the boundary with no 30. No unacceptable harm would arise from these additions.
- 4.3.10 The rear addition would extend 5m in depth, approximately 0.3m off the shared boundary. It would be approximately 2.6m to the eaves and 4.1m to the ridge. Due to the depth along the shared boundary, combined with the height to the eaves and the pitched roof, the rear extension would result in an unacceptable degree of overbearing, bulk and mass along the boundary resulting in harm to the neighbouring amenity. The proposal would link the dwelling to the existing garage resulting in an overall expanse of side elevation of approximately 11.6m close to the boundary wall with no break.
- 4.3.11 As a result of the orientation of the properties and the proposed pitched roof, the proposal would result in an unacceptable degree of overshadowing of the neighbouring property at certain times of the day.

- 4.3.12 The depth and height of the rear extension in close proximity to the boundary with no 30 would result in an unacceptable degree of overbearing, bulk and mass along the boundary resulting in harm to the neighbouring amenity. As a result of the orientation of the properties and the proposed pitched roof of the rear extension, the proposal would result in an unacceptable degree of overshadowing of no 30 at certain times of the day. The proposal is therefore contrary to Local Plan policy D3, Pirton Neighbourhood Plan policy PNP 3 and the provisions of the NPPF.

Potential Impact on no 26

- 4.3.13 The proposed additions to the front would be set well off the boundary with no 26. No harm would arise.
- 4.3.14 The rear extension close to the boundary with no 26 would extend approximately 3.8m and be set over 2m off the boundary. The properties are staggered. No unacceptable harm would arise.

Highways and Parking

- 4.3.15 There would be adequate space to park on the driveway. The alterations to the driveway would be acceptable.

Environmental Implications

- 4.3.16 The proposed development would be limited in scale. There would be 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

- 4.3.17 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 fails to comply with the provisions of Policy D3 of the Local Plan 2011-2031 and Policy PNP 3 of the Pirton Neighbourhood Plan 2011-2031 and fails to meet in part the general provisions of the National Planning Policy Framework. Refuse planning permission.

4.5 Alternative Options

- 4.5.1 None applicable

5.0 Recommendation

- 5.1 That planning permission be REFUSED for the following reasons:

1. The depth and height of the rear extension in close proximity to the boundary with no 30 would result in an unacceptable degree of overbearing, bulk and mass along the boundary resulting in harm to the neighbouring amenity. As a result of the orientation of the properties and the proposed pitched roof of the rear extension, the proposal would result in an unacceptable degree of overshadowing of no 30 at certain times of the day. The proposal is therefore contrary to Local Plan policy D3, Pirton Neighbourhood Plan policy PNP 3 and the provisions of the NPPF paragraph 198.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 14 May 2026	