

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02427/FPH	Single storey rear extension, front porch extension with replacement pitched roof over existing garage; insertion of front ground floor window following removal of existing garage doors to facilitate garage conversion. Alterations to fenestration	28 Willoughby Way Hitchin Hertfordshire SG4 9LW

Submitted Plan Nos

PL-499 PL-500 PL-505 PL-506

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 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – Support for the proposal has been sent by no.26 Willoughby Way, the non-adjoining neighbour, and 97 Westwood Avenue, the adjoining neighbour, stating that they have no concerns over the proposed works.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached, two-storey dwelling on the south side of Willoughby Way in a residential part of Hitchin. Gardens exist to the front, and rear, as does a driveway.

4.2 **Proposal**

4.2.1 Single storey rear extension, front porch extension with replacement pitched roof over existing garage; insertion of front ground floor window following removal of existing garage doors to facilitate garage conversion. Alterations to fenestration.

4.2.2 Materials mostly 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

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. 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 proposed single storey rear extension would have a width of approx. 6.4m, extend approx. 4.0m in depth with a pitched roof with an eaves height of approx. 2.4m and a peak at approx. 3.3m. The proposed bi-fold doors would have a width of approx. 5.1m.

4.3.4 The proposed front extension would have a width of approx. 4.3m, extend approx. 2.4m in depth from the front wall, same as existing, with a pitched roof with an eaves height of approx. 2.2m and a peak at approx. 3.3m. The front door would be repositioned to the side of the proposed front extension with the garage door being replaced by a window. The street scene has a variety of front porches with differing roof types and front door

positioning; therefore, the proposed front extension would not harm the street scene or neighbour amenity.

- 4.3.5 Alterations to fenestration include: the repositioning of the west side elevation doors and windows from 2no. external doors and 1no. window to 1no. external door and 2no. windows, 1no. of which would be obscured; the addition of a window next to the proposed front door on the east side elevation; the repositioning of rear elevation windows on the first-floor windows from 2no. windows to 3no. windows, 2no. of which would be obscured; the changing of the front elevation window on the front wall to a smaller one. All proposed windows are set to match colour and material of existing.
- 4.3.6 The proposed walls would have facing brickwork matching the colour and material of existing. The proposed roofs would have low pitch roof tiles which match the colour and material of the existing roof. The proposed 3no. rear rooflights and 1no. front rooflight would be grey uPVC framed. The proposed barging and guttering are set to match existing.
- 4.3.7 Under Policy D3 of the NHLP, when considering neighbour amenity, rear extensions to semi-detached and terraced dwellings are generally limited to 3.5m in depth when there are no other factors to be taken into account. When taking into account the written support by the affected neighbours as 'other factors', the scale of the proposed extensions and alterations to fenestration would be considered a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.8 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.9 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.
- 4.3.10 Regarding no.26 Willoughby Way, the non-adjoining neighbour, the proposed rear extension would be offset from the shared boundary by approx. 1.3m with the majority of the depth running alongside the shorter side of the existing rear element at no.26 Willoughby Way. The full existing rear element at no.26 extends further than the proposed rear extension at no.28 Willoughby Way. No.26 has written in support of the

proposal. As such, it is not considered that the proposal would cause unacceptable harm in terms of overdominance, loss of light or loss of privacy.

4.3.11 Regarding no.97 Westwood Avenue, the adjoining neighbour, the proposed rear extension runs along the shared boundary by approx. 4.0m. There would be limited screening by vegetation along the shared boundary. As there is an existing rear element at no.95 Westwood Avenue, there would be a degree of tunnelling experienced by no.97 as well as additional shading in the evening due to the south-south-west facing gardens. However, no.97 has written in support of the proposal; so, it is not considered that the proposal would cause unacceptable harm in terms of overdominance, loss of light or loss of privacy.

4.3.12 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.13 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.14 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

4.3.15 4.3.15 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 acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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.

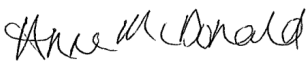
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 17 December 2024	