

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01423/FPH	Single storey side extension and alterations to ground floor fenestrations	22 Mattocke Road Hitchin Hertfordshire SG5 2NZ

Submitted Plan Nos

0321-RIC-XX-ZZ-DR-A-0110-P04 0321-RIC-XX-ZZ-DR-A-0100-P02 0321-RIC-XX-ZZ-DR-A-0061-P02
0321-RIC-XX-ZZ-DR-A-0060-P02 0321-RIC-XX-ZZ-DR-A-0051-P02 0321-RIC-XX-ZZ-DR-A-0050-P02

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 19/01471/FPH - Two storey side extension, single storey rear extension and creation of vehicle crossover onto Mattocke Road. Conditional permission granted 01/08/2019. The submitted plans do not show this as built.
- 2.2 24/01084/LDCP - Single storey side porch extension. Refused 28/06/2024.

3.0 Representations

- 3.1 No comments received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 No 22 is an end of terrace property located on the south west side of Mattocke Road.

4.2 Proposal

- 4.2.1 Consent is sought for “Single storey side extension and alterations to ground floor fenestrations”.
- 4.2.2 Materials are proposed to match existing.

4.3 Key Issues

- 4.3.1 The key issues for consideration are:
- 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 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 proposal is a modest addition to the existing dwelling and will not significantly alter the overall appearance of the dwelling. It is of an acceptable design and scale and will not cause harm to the character or appearance of the existing property. The alterations to openings at the rear are in keeping with the property and are acceptable.
- 4.3.4 The proposed side extension will be visible from the main street but screened along the public access to the school by the boundary fence. It is in keeping with the property and locality and is acceptable in term of design and appearance.
- 4.3.5 The proposed materials to match the existing will help to link the proposed addition sympathetically to the host dwelling.
- 4.3.6 The proposed development is considered to comply 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 of the proposal are acceptable.

Impact on Neighbouring Properties

- 4.3.7 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.
- 4.3.8 No harm will be caused the amenity of neighbouring occupiers due to the siting of the extension on the side elevation. No harm will be caused to no 21 due to the extension's location on the far side of the dwelling. No harm will be caused to the amenity of no 23 due to the separation of the properties by the school access road. The alterations to the rear openings are at ground floor and will not cause any loss of amenity to neighbouring occupiers.
- 4.3.9 The proposed development will not result in any unacceptable harm to neighbouring occupiers and therefore complies with Policy D3 of the Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking

- 4.3.10 No alteration to access or parking is proposed. There is space for 3-4 cars on the driveway. The development is therefore acceptable in terms of highways and parking.

Environmental Implications

- 4.3.11 The proposed development is relatively small in scale and 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

- 4.3.12 This development is not subject to the statutory Biodiversity Gain Plan condition because householder applications are exempt in respect of the biodiversity gain condition, under the statutory exemptions (https://www.gov.uk/guidance/biodiversity-net-gain-exempt_developments).

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and to comply with the policies set out in the Local Plan and the National Planning Policy Framework. Grant conditional permission.

4.5 Alternative Options

- 4.5.1 None applicable.

4.6 Pre-Commencement Conditions

- 4.6.1 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 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  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 20 August 2024	