

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01521/FPH	Two storey side and single storey rear extension and alterations to existing fenestration following demolition of existing two storey side and single storey rear extensions.	195 Whitehill Road Hitchin Hertfordshire SG4 9HY
<u>Submitted Plan Nos</u>		
184 -001 184 -002 184-004 184-005 184-019 184-019 (Downtakings) 184-020 184-021 184-022 184-030 184-030 (Copy) 184-031 184-031 (Copy)		

1.0 **Policies**

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 87/01305/1: Erection of single storey front and rear extensions. Granted 17/9/87. Implemented.

3.0 **Representations**

3.1 Site Notice / adjoining occupiers: No responses received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Semi-detached property located on the west side of Whitehill Road accessed by a footpath from the main road. Vehicular access is to the north.

4.2 **Proposal**

4.2.1 Two storey side and single storey rear extension and alterations to existing fenestration following demolition of existing two storey side and single storey rear extensions.

4.3 **Key Issues**

4.3.1 **Design and appearance**

4.3.2 Policy D2 of the Local Plan states that:

Planning permission for house extensions will be granted where:

a) The extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials and the orientation of the main dwelling; and

b) The extensions do not dominate adjoining properties and:

i. it is well related to the floor levels of adjoining properties,

ii. there is an appropriate distance between the proposed extension and the windows of the adjoining properties; and

iii. spacing between buildings ensures there is no harm to the character and appearance of the streetscene.

4.3.3 In this case the proposed two storey side extension in particular by reason of its projection beyond the front existing main wall of the property, modern appearance, large glazed panels, cladding material and flat roofed design, does not comply with the requirements of part a) of Policy D2.

4.3.4 The two storey side extension would project beyond the front main wall of the property and project beyond the existing roofplane at the rear. The design would effectively produce a large box like and angular structure with its height emphasised by the use of full height windows and vertical cladding. The extension could not reasonably be considered to be subservient to or in keeping with the main dwelling. The proposed main side extension would, without doubt, dominate the existing dwelling.

Policy D1 of the Local Plan (Sustainable Design) and D2 (House extensions, replacement dwellings and outbuildings) of the Local Plan sets out that new development must respond positively to its context, enhancing character and appearance, is not over-dominant and incorporates sustainable building technologies, amongst other things. It is acknowledged that the proposals include a solar array however the proposals would not respond positively to the context of the site or enhance the character and appearance of the area.

4.3.5 The question arises as to what harm may be caused by the distinctly contemporary appearance of the proposed extensions which would contrast with the more traditional architecture of the remainder of the dwelling. Whilst the house is located to the west of the footpath and carriageway along Whitehill Road the submitted DAS demonstrates that the upper parts of the side extension and front and rear projection will be visible from Whitehill Road. Furthermore, the extensions will be visible to views from the adjoining dwelling (No.193) and No. 197 to the south as well as from views from the public footpath (Hitchin 052) located immediately along the western boundary of No. 195. The extensions, when viewed from these locations outside of the site, could be viewed as incongruous and not in keeping with the dwelling or its surroundings.

4.3.6 The Framework at paragraph 139 (b) sets out that proposed development that offers 'outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings' should be given significant weight. The proposal does not fit in with the form and layout of the surroundings, does not complement or enhance the character of the street scene and therefore fails to meet the requirements of paragraph 139 b).

4.3.7 Impact on adjoining properties

4.3.8 As far as part b) of Policy D2 is concerned the proposed extensions are located sufficiently distant from the nearest adjoining or adjacent properties so as not to affect the residential amenity enjoyed by the occupiers of those properties by reason of overbearing impact or loss of light.

4.3.9 However, the proposed single storey rear extension contains a balcony area above it enclosed by a low, powder coated metal handrail (900mm in height). The deck area of this rear extension is some 2.5 metres above ground level and within 3 metres of the side boundary of the adjoining dwelling No. 193. There would be clear views from persons using this terrace into the private rear garden of No. 193. Loss of privacy to No. 193 would occur as a result. Policy D3 would not be complied with.

4.3.10 Parking and access

4.3.11 Parking for No. 195 is located to the north of the rear garden. There is no change to the parking arrangements and no additional bedrooms are proposed. The development has no implications for parking provision at the property.

4.3.12 Biodiversity Net Gain

4.3.13 This householder development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

4.3.14 Climate Change

4.3.15 The proposed development, by virtue of its limited scale together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions.

4.4 **Conclusion**

4.4.1 The proposed extensions are unacceptable in design terms. Loss of privacy would also occur to the adjoining neighbour.

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 proposal design would not be sympathetic to the main dwelling in terms of height, form, proportions, roof type, window details and materials contrary to the provisions of Policy D2 of the North Herts Local Plan 2011 - 2031.
2. By reason of the close proximity of the proposed rear balcony area and its height and proximity to the common boundary there would be overlooking and consequent loss of privacy to the occupiers of No. 193 Whitehill Road contrary to the provisions of Policy D3 of the North Herts Local Plan.
3. The proposal does not fit in with the form and layout of the surroundings and does not complement or enhance the character of the street scene. The proposals therefore fail to meet the requirements of Policy D1 of the North Herts Local Plan and paragraph 139 of Section 12 of the National Planning Policy Framework.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 September 2024	