

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02491/FPH	Single storey rear extension including awning following demolition of existing conservatory.	29 Convent Close Hitchin Hertfordshire SG5 1QN

Submitted Plan Nos

Location Plan P1 P2

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 **Relevant Site History**

2.1 14/01271/1HH - Single storey side extension

Conditional Permission

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey, linked semi-detached residential dwelling. Gardens exist to the front and rear, along with a front driveway. A variety of rear extensions exist within the immediate area.

4.2 **Proposal**

4.2.1 Single storey rear extension including awning following demolition of existing conservatory.

4.2.2 Materials mostly 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 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 planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

4.3.3 The proposed rear extension would measure 2.5m in width to match the existing garage, extend 3.6m further than the existing garage to be in line with the rear most wall and have a height of 3.0m with a flat roof. The awning would have a width of 2.7m, extend 3.4m in depth from the rear wall and match the height of proposed extension. The proposal includes 1no. rooflight. The

proposed extension would use red, facing brickwork for the walls and white uPVC for the fenestration and door to match existing. The flat roof would use grey single ply.

- 4.3.4 Overall, the proposal is deemed acceptable in design terms, in accordance with Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.5 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.

- 4.3.6 No objections have been raised by neighbours.

- 4.3.7 The proposed rear extension would match the depth of the existing rear wall and be a similar depth to the existing rear element at no.30 Convent close. As such, no unacceptable harm would be caused regarding dominance, shading or overlooking. The proposed rear extension would not be visible from the streetscene so does not harm the streetscene.

- 4.3.8 As such, the proposal is minor in scale would not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.9 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development, per policy T2 of the NHLP.

Biodiversity Net Gain (BNG)

- 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.

Environmental Implications:

4.3.11 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.12 The proposed development, 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 and Policy D1.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF 2023.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. 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.

2. 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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 December 2024	