

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02235/FPH	Single storey front extension (as amended by plan received 25/10/24)	18 Bunyan Close Pirton Hitchin Hertfordshire SG5 3RE

Submitted Plan Nos

CROM03-10-001 CROM03-10-010 CROM03-10-011 CROM03-10-012 CROM03-10-013 CROM03-10-020 CROM03-10-020 CROM03-10-022 CROM03-10-023 CROM03-10-002

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SP9	Design and Sustainability

Pirton Neighbourhood Plan

Policies PNP 3, PNP 8

2.0 Site History

- 2.1 17/04043/FPH - Part two storey, part single storey rear extension and first floor front extension – Approved 18/1/18.
- 2.2 14/00289/1HH - Two storey rear extension following demolition of existing conservatory and two storey front extension (as amended by plans received 25/04/2014 and 30/04/2014) – Approved 06/05/14.

3.0 Representations

- 3.1 **Neighbours** – The following objections were received from No. 20 Bunyan Road:
- ☐ Loss of light.
 - ☐ Would be in breach of the 45 degree rule if it was used.
 - ☐ North-facing lounge window recessed by 1m from external walls.
 - ☐ Affect evening sunlight.
 - ☐ Loss of outlook.
 - ☐ Potential precedent.
 - ☐ Previous applications to change the footprint of the terrace have been rejected.

- 3.2 **Parish Council** – No objections.

- 3.3 **Ecologist** - No objections.

4.0 Planning Considerations

- 4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey end-of-terraced dwelling with a pitched roof. Front party boundaries are 2m high hedges. The site is in a residential area of terraced and detached dwellings. The rear boundary of the site adjoins the Pirton Conservation Area.

4.2 **Proposal**

- 4.2.1 The proposal is for a single storey front extension with a mono-pitched roof.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, and neighbour amenity.

Design

- 4.3.2 The extension would be small, and is considered to be of a size and design in keeping with the character and appearance of the dwelling. The dwelling would not be considered cumulatively to appear excessively extended as the rear extension is not visible from the front, and vice versa. It is not considered that the extension will harm the significance and setting of the Conservation Area due to its small size and siting, and as the CA is behind the dwelling to the rear.
- 4.3.3 The extension would bring the front of the dwelling further forwards than those in its terrace and to the SW, however I do not consider this harmful to the street scene as it would be a small single storey extension with a small projection of 2.2m to 3.2m beyond the other nearest dwellings, it would remain relatively far from the street, and would be obscured by hedges at the front and sides of the site. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.4 The application property has two neighbouring dwellings that the proposed extension would be visible from. No. 16 is to the SW, is not attached to No. 18, and has a single storey front projection that is approx. level with the closest front wall of No. 18.
- 4.3.5 The proposed front extension would have a depth of approx. 3.2m out from the front wall of No. 18, and would therefore project the same depth beyond the front projection of No. 16. As the extension would be to the NE of No. 16, it will not cause loss of light.
- 4.3.6 The single storey front projection of No. 16 has one window that is considered to be approx. 1.5m from the boundary with No. 18. The extension would be visible from this window, however as it would be single storey and due to its distance from the closest ground floor front window of No. 16, it is not considered that the front extension would appear overbearing or would cause loss of amenity to No. 16.
- 4.3.7 The other closest dwelling is No. 20, which is attached to the application property. No. 20 have objected to the application, on grounds primarily relating to loss of light due to the siting and size of the extension.
- 4.3.8 No. 20 has stated that they have a ground floor lounge window recessed by 1m from the existing external walls. This is considered correct based on the submitted plans and a site visit.

- 4.3.9 The depth of the extension proposed on the side with No. 20 would be approx. 2.2m from the ground floor wall of an existing two storey front projection of No. 18. It's height would vary from approx. 2.5m to 3.2m. The extension would replace an existing 1.8m high hedge on the front/side boundary with No. 20, and would be visible from its lounge window to a larger extent than the existing hedge.
- 4.3.10 The application property originally had a single storey front projection of a similar depth to the existing ground floor wall of the now two storey front projection (the first floor was added more recently after 2014). The cumulative depth of ground floor wall beyond the front window of No. 20 would therefore be 3.2m.
- 4.3.11 The depth of the extension of 2.2m on the boundary is not considered excessive or unreasonable given that many single storey rear extensions are granted planning permission on party boundaries with greater depths. The eaves and ridge height of the roof are also not considered excessive or unreasonable, and relate acceptably to the design and floor heights of the host dwelling.
- 4.3.12 The proposed extension would alter the outlook from the front lounge window of No. 20, although this is not considered significant when compared to other single storey extensions granted planning permission in similar circumstances. This extension is not therefore considered harmfully visually overbearing to the extent that the impacts would be unreasonable, with the impacts being comparable to many other single storey extensions.
- 4.3.13 The lounge window is to the east of the proposed extension. The terrace that No. 20 is part of extends from SW to NE, with the front of No. 18 going to the SW, and the two storey front projection of No. 18 is west and SW of the ground floor front window of No. 20.
- 4.3.14 Due to the orientation of Nos. 20 and 18 as described above, considerable overshadowing of the ground floor front window of No. 20 already occurs, which lasts for most of the day including the evenings for much of the year.
- 4.3.15 In the summer months around the solstice when daylight is at its greatest extent, it is considered that direct sunlight reaching the ground floor front window would be very minimal (if any) as the sun would be directly to the west when it would be at its lowest. Impacts on direct sunlight are not therefore considered harmful to the amenity of No. 20 given the existing circumstances where sunlight received would be very limited to none.
- 4.3.16 Impacts on daylight received by the front ground floor window of No. 20 are also considered limited due to the orientation of the window and obstruction of most direct light by the existing application property. The overall impacts of the extension are not considered to be significant. The proposal complies with Policy D3 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 December 2024	

