

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02861/FPH	Part two storey and part single storey rear extension; front/side porch extension and insertion of first floor side window following demolition of existing conservatory. Alterations to fenestration	4 Aston Rise Hitchin Hertfordshire SG4 9NT

Submitted Plan Nos

6070-ORD-1 6070-ORD-2A 6070-E01 6070-P01-F

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 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation:** One received:
3 Aston Rise: Supports the proposal.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The property is a two-storey semi-detached dwelling located on the west side of Aston Rise, Hitchin. The property has a front garden and a long, thin rear garden but does not benefit from on-site parking. The streetscene has a variety of front and rear extensions.

4.2 **Proposal**

- 4.2.1 Part two storey and part single storey rear extension; front/side porch extension and insertion of first floor side window following demolition of existing conservatory. Alterations to fenestration.

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 and Appearance

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. 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 two-storey element of the proposed rear extension would have a width of 3.7m to meet the eastern side elevation wall with a slight overhang from the eaves and have a hipped roof with an eave's height of 4.8m and a peak of 6.2m. The western single-storey element would have a width of 2.2m and have a flat roof with a height of 2.8m. The

eastern single-storey element would have a width of 0.7m and have a dual-pitched roof with an eave's height of 2.3m and a peak of 3.7m. The proposed rear element, as a whole, would have a depth from the rear wall of 3.5m and a width of 6.7m, 0.7m of which would project from the eastern side elevation. The proposal includes 1no. roof light on the western single-storey element. The proposed external materials would be facing brick work for the walls, profile roof tiles and white uPVC windows and doors, all to match existing.

- 4.4.4 The proposed front/side porch extension would have a width of 3.7m, 0.7m of which would project from the eastern side elevation to match the proposed rear element, a depth from the front wall of 1.5m with a roof overhang of 0.5m and have a dual-pitched gable roof with an eave's height of 2.2m and a peak of 3.4m. The proposal includes 1no. ground floor eastern side elevation window. The proposed external materials would be facing brick work for the walls, profile roof tiles and white uPVC windows and doors, all to match existing.
- 4.3.5 The proposed development, in my view, is sympathetic to the existing dwelling in terms of scale, form and materials. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 Due to no.3 Aston Rise being set back into their plot, both proposed extensions would be largely visible from the streetscene. Both proposed extensions are considered to be subservient, and the proposed materials, scale and roof forms are sympathetic to the original dwelling and would not harm the character and appearance of the streetscene.
- 4.3.8 Regarding no.3 Aston Rise, the non-adjointing neighbour who has written in to support the proposal, as this property is set far back into their plot, all proposed built form as well as the proposed ground floor side elevation window would run alongside the front garden. The applicant site is northwest of this property. As such, it is not considered that the proposal would result in unacceptable harm upon the no.3's living conditions, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.
- 4.3.9 Regarding no.5 Aston Rise, the adjoining neighbour, the proposed rear extension was limited to 3.5m with the two-storey element set in from the shared boundary line by 2.2m. No.5 does not benefit from an existing rear extension and is northwest of the application site; so, there would be an element of shading from the proposed rear

extension. However, at a depth of 3.5m with the height along the boundary line being 2.8m and the two-storey element being set in and having a hipped roof, it is not considered that the proposal would result in unacceptable harm upon the no.5's living conditions, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.

- 4.3.10 It is considered that the design of the proposal is acceptable in planning terms, as the proposed works would be sympathetic to the host dwelling in form, scale, and external materials. Though the works would be visible from the streetscene, they are considered sympathetic and subordinate, so would not result in any negative impact upon the character and appearance of the streetscene. As such, I am satisfied that there would be no loss to existing residential amenity as a result of the proposed development and that the proposed development complies with Policy D1, D2 and D3 of the NHLP.

Highways and Parking:

- 4.3.11 The development includes an increase in the number of bedrooms from 3no. to 4no. and includes no off-street parking. While it is acknowledged that there is no off-street parking, which does not align with Policy T2 of the NHLP, the existing dwelling does not benefit from off-street parking, there is on-street parking and the proposal site is in a sustainable location.

Environmental Implications

- 4.3.12 The proposed development is not large enough in scale to cause 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:

- 4.3.13 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 and of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

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 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. 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: 25 February 2025	