

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02564/FPH	Two and single storey side and rear extension, front porch, alterations to opening, and demolition of outbuilding	43 Halsey Drive Hitchin Hertfordshire SG4 9QR

Submitted Plan Nos

23061-43HD 23061-43HD 23061-43HD 23061-43HD 23061-43HD 23061-43HD

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 24/01397/NCS - Single storey rear extension following removal of existing conservatory and garage with the following dimension: Length (measured from rear wall of original house) - 6.00 metres – Prior Approval not Required

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 43 comprises a semi-detached two storey dwelling off Halsey Drive, a residential road in Hitchin.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a two and single storey side and rear extension, the erection of a front porch and for the alteration of a window opening. Works to follow the demolition of an existing outbuilding.

4.2.2 Materials of construction are proposed to match the existing host dwelling. The flat roof would comprise a membrane material.

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 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 This application follows a prior approval determination for a 6m deep single storey rear extension. This scheme seeks to incorporate this approved extension into a single and two storey side and rear extension. Predominantly, this would be set back from the principal elevation, with the single storey side extension being most visible within the street scene. To the front, this would feature a flat roof, and to the rear as it adjoins the two-storey element, a wraparound mono pitch roof would be implemented. At first floor level, a modest pitched roof would face forward and would lead down to the gable at the rear. Materials of construction would be consistent with the existing property and the surrounding area. Given the set back and set down nature of this element, I consider that it would remain suitably subservient to the host dwelling and would not be significantly visible within the street scene, resulting in no unacceptable harm to local vernacular. The surrounding area comprises a mix of dwelling sizes, and I therefore consider that the cumulative scale would not be out of place in the locality. The scale of the plot is also considered to suitably host the scale of these extensions. The adjoining neighbour benefits from a front porch similar to the proposed porch, and given their similarity and use of matching materials, I consider that the design of the porch would be acceptable. The demolition of the outbuilding is not considered to result in the loss of a feature that contributes to local character.

4.3.4 The proposed development is therefore considered to be in compliance 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 are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 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.

- 4.3.6 The application site is neighboured by No. 45 to the north-west by No. 41 Halsey Drive and to the east. The site benefits from an extant approval for a 6m rear single storey extension. The proposal seeks to implement a 3m deep first floor rear extension over this extension. Given the extant nature of the ground floor extension, I consider that a suitable fall-back position is established to overcome the potential amenity harm from the proposed depth. The increased bulk from a pitched roof is acknowledged, however, I do not consider that this would be significant or objectionable when compared to a flat roof. The modest depth of the first-floor element, together with its set-down height are considered to be of a suitable scale to not unacceptably harm the amenities of neighbouring occupiers. It should also be noted that No. 41 benefits from a single storey rear extension similar in depth to the existing conservatory, and whilst the proposed extensions would extend beyond this structure, given the above fall-back position and the modest first floor depth, I do not consider that the amenities of this neighbour would be unacceptably harmed. The proposed single and two storey side extension would sit adjacent to the existing garage that No. 45 benefits from and would modestly extend above and beyond the bulk of this structure. I therefore consider that the works would not overbear or dominate these occupiers. To mitigate overlooking from the extensions, I consider that it is prudent to condition obscure glazing to the first floor side window facing No. 45. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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:

- 4.3.10 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.

4.4 Conclusion

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

4.5 **Alternative Options**

4.5.1 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.

4. The window at first floor level on the east elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage 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: 7 January 2025	