

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01419/FPH	First floor side extension; single storey front and rear extensions and open sided front porch. Alterations to fenestration, and partial garage conversion	3 Langbridge Close Hitchin Hertfordshire SG4 9EL

Submitted Plan Nos

2406_00 2410_01 2401_02

1.0 Policies

D2 House exts, replcmnt dwellings outbuild

D1 Sustainable design

D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
T2	Parking
SP9	Design and Sustainability
SP6	Sustainable transport

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey semi-detached dwelling with a pitched roof. Rear party boundaries are comprised of 1.8m high fences and some higher vegetation and trees. Ground levels rise to the NW. The site is in a residential area comprised of semi-detached and detached dwellings.

4.2 **Proposal**

4.2.1 The proposal is for a first floor side extension with a pitched roof, a single storey front extension with a pitched roof, a single storey rear extension with a flat roof and a roof lantern, the partial conversion of an integral single garage to a utility room with a new side door, and alterations to openings. The number of bedrooms would be increased from three to four.

4.3 **Key Issues**

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

Design

- 4.3.2 There are no objections to the alterations to openings and partial garage conversion. The rear extension would be small, of a size and design in keeping with the character and appearance of the dwelling, will not harm the wider locality, and is acceptable.
- 4.3.3 The proposed front extension will be small, and of a size and design in keeping with the character and appearance of the dwelling. This extension will be visible in the street scene, however it's considered that it will not be harmful to the street scene due to its small depth and size, and as attached dwelling No. 4 has a similar front projection.
- 4.3.4 The side extension to the dwelling would not be small, however it is considered it would be of a size and design in keeping with the character and appearance of the dwelling. The extension would be sited sufficiently far from the side boundary to maintain the sense of spacing between it and the dwelling to the NW. 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

- 4.3.5 The alterations to openings and the partial garage conversion will have small impacts comparable to the existing, and will not harm amenity. The front extension will have a depth of approx. 1.6m and the rear extension a depth of approx. 2.8m. While these extensions will be visible from attached dwelling No. 4, their depths, sizes and visual impacts are not considered excessive, unreasonable or harmful, therefore they're not considered harmful to the amenity of No. 4 or any other dwellings.
- 4.3.6 The proposed side extension will be set away from the boundary with the nearest dwelling to the NW and would also be obscured by vegetation, therefore it will not appear overbearing or cause loss of light. A first floor side bathroom window could potentially cause loss of privacy to that dwelling, however it can be required by condition to be obscure glazed. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.7 The proposal will increase the number of bedrooms would be increased from three to four and will partially convert an existing single garage. The present garage measures approx. 4.4m by 2.2m internally, and is considered too small to be classed as a parking space against present Council standards.
- 4.3.8 The present parking provision is one space on a driveway in front of the garage. The front extension will reduce the length of this driveway, however it will be 6.3m in length and therefore sufficient to remain as one parking space. Council parking standards don't require an additional parking space where a dwelling would increase bedrooms from three to four, therefore parking is considered acceptable. The proposal complies with Policy T2 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.

4. The first floor side window facing NW towards No. 2 Langbridge Close shall be obscure glazed, and shall be completed prior to the first use of the approved first floor side extension.

Reason: In the interests of privacy and amenity. To comply with Policy D3 of the Local Plan.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 August 2024	