

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01929/FPH	Single storey side extension following demolition of existing detached garage (as amended by plans received 16/10/24)	91 Ninesprings Way Hitchin Hertfordshire SG4 9NU

Submitted Plan Nos

1805 01 Rev A 1805 02 B

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

2.1 23/00593/LDCP - Erection of detached single storey garage, office and utility space following demolition of existing detached garage – Approved 10/05/23.

2.2 15/00815/1HH - Single storey rear extension; dormer window in rear roofslope, rooflight in front roofslope and first floor window in side elevation to facilitate conversion of loft to habitable accommodation; insertion of bay window in front elevation – Approved 22/05/15.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached chalet bungalow dwelling with a pitched roof. Rear party boundaries are comprised of 1.8-2m fences. Ground levels slope up to the rear. The site is in a residential area comprised of semi-detached dwellings.

4.2 **Proposal**

- 4.2.1 The proposal is for a single storey side extension with a mono-pitched roof, which would replace an existing detached single garage.

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 demolition of the existing garage. The new extension would be attached to the dwelling, and deeper with a larger floorspace than the garage, although in these respects it's not considered disproportionate in size to the host dwelling.
- 4.3.3 The extension would be higher due to its proposed roof design and height, particularly on its east side. The roof design is not however considered out of keeping with the pitched roof chalet bungalow design of the dwelling, and in height and bulk it is considered sufficiently low to appear as a single storey element. Impacts on the wider locality would be limited as the extension would be single storey, partly obscured by buildings, and set relatively far back from the highway. 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 extension will not harm the amenity of attached dwelling No. 89 as it will be single storey, relatively low on the side facing No. 89, and relatively far from No. 89 as it will be on the other side of the site while also being obscured by fencing and vegetation.
- 4.3.5 The extension will be more visible to other neighbouring dwelling No. 93. The front wall of the extension will be of a similar siting to the front wall of the existing garage, and will not result in impacts to No. 93 forwards of the extension.
- 4.3.6 No. 93 has a single garage adjacent to the existing garage of No. 91, with the rear elevation of No. 93 on the other side of the garage further from the boundary, and further rearwards than the front wall of their garage. Within the rear garden of No. 93 near the boundary with No. 93 are fencing and a shed, which extend further back from the garage and reach a similar height to the garage due to higher ground levels.
- 4.3.7 The existing garage of No. 91 measures approx. 5.4m in depth, with its height being 2.5m at the front and 1.9m at the back. The proposed extension would measure 9.2m in depth, and its height closest to No. 93 would be approx. 3m.

- 4.3.8 Due to the distance of the ground floor rear elevation of No. 91 from the extension and the intervening buildings and structures, it is not considered that the proposed extension would appear overbearing or cause loss of light to the rear of No. 93.
- 4.3.9 The extension would be more visible from the rear garden of No. 93. The impacts would however be reduced by the intervening shed and fencing, and also as the main area of the rear garden is approx. 1m higher than the ground floor of No. 93 with additional 1.8m high boundary fencing, and continues to rise towards the rear boundary.
- 4.3.10 The proposed extension would be built on ground levels the same as the existing garage to be demolished, which will require removal of part of the rear garden of No. 91. This will mean that much of the proposed extension to the rear of the garage of No. 93 will be a similar height as the top of their rear fences and shed, with the result being that the extension would be largely obscured from view from the garden. It is not considered that the proposed extension would cause harmful impacts to the rear garden of No. 93 and their amenity. It is noted that no objections have been received from that property. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.11 The proposal will result in the loss of a single garage. At least two parking spaces will be however remain within the curtilage of the site, which complies with minimum parking standards and is 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.

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: 17 October 2024	