

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02837/FPH	Two storey and part single storey rear extension including juliet balcony; first floor side extension; insertion of first floor side window and single storey front extension to existing attached garage following removal of existing rear chimney and shed.	61 Grays Lane Hitchin Hertfordshire SG5 2HJ

Submitted Plan Nos

01 03 20 21 Prop22

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 13/02939/1HH - First floor rear extension, side roof dormer window extension and insertion of new windows in side elevations. (Amended plans received 19/12/13 and 07/01/14). Conditional Permission.

2.2 A two storey side extension was granted to no.57 Gray's Lane under 89/00109/1.

3.0 **Representations**

3.1 **Neighbour Consultation** – One response has been received from no.59 Gray's Lane which raises the following concerns:

- ☐ Loss of light to a landing window
- ☐ Security of their property following works to the party boundary
- ☐ Retention of access to the rear of their property
- ☐ Health & safety matters around scaffolding

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Located on the south side of Gray's Lane the application site comprises of a two-storey, detached residential dwelling with attached garage to the west. Parking exists to the front of the dwelling for two vehicles with some on-street parking available.
- 4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Two storey and part single storey rear extension including Juliet balcony; first floor side extension; insertion of first floor side window and single storey front extension to existing attached garage following removal of existing rear chimney and shed.

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 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Following demolition of the rear timber garden shed and existing single storey rear extension the proposal would see the erection of a two-storey and part single storey rear extension. The extension to the rear would project beyond the original rear elevation of the dwelling by 3.9m and would be beyond the existing projection by 1.4m. The extension at first floor level would be set off the boundary with the neighbouring property no.59 Gray's Lane to the east by 1.4m. In addition, an extension at first floor level is proposed to the east elevation, this would result in the removal of the rear most chimney stacks with the forward most stack being retained as a feature of the development which is key to the character and appearance of the streetscene in my view. The first-floor side extension would have a hip to gable roof form and would sit below the ridge height of the original dwelling. To the rear, the ground floor extension would have a mono pitch roof from with the two-storey extension having a part hip to gable pitched gable roof form with the dominant central section having a pitched gable roof form, this section of the rear extension would project 0.5m beyond that of the hip to gable extension to the west. Openings would comprise of a window, a set of patio doors and a set of bi-folding doors to the rear ground floor level and at first floor level there would be two window openings

positioned either side of a central full-length opening with Juliet balcony and glazing to the apex. The west side elevation would see the addition of a further window at first floor level which would be to a family bathroom and obscure glazed. Materials would match those of the existing dwelling. The central rear section of the proposed extension would extend 0.5m beyond the existing rear elevation of the neighbouring property to the east no.59 and slightly beyond the existing rear elevation of the neighbouring property to the west no.63 which is of a minor scale. The proposed extensions considered sympathetic to the existing dwelling with no harm caused to the existing character and appearance of the streetscene and acceptable.

- 4.3.4 To the front of the dwelling on the east side, a single storey extension of 1.8m is proposed to the existing garage. The extension would extend beyond the front elevation of the original dwelling, however this is a minor extension similar to that of other properties in Gray's Lane and would not impact the neighbouring property and with the retention of a garage door, would not impact the character and appearance of the streetscene and is acceptable.

Impact on Neighbouring Properties:

- 4.3.5 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.
- 4.3.6 The orientation of the dwelling together with daylight/sunlight angles being shown on the proposed plan, confirm that properties either side would not be impacted as a result of the proposed development. The concern raised from no.59 in terms of potential loss of light to a landing window would not be an issue in planning terms as a landing window is not a window to a habitable room and therefore there is no protection afforded to this window.
- 4.3.7 The property to the rear no. 28 High View is located sufficiently far enough away not to be impacted as a result of the large window and associated Juliet balcony at first floor to the rear elevation.
- 4.3.8 Other matters raised by no.59 are not planning matters and would be considered under separate legislation.

Highways and Parking

- 4.3.9 The proposed development would result in the addition of one bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street car parking able to accommodate at least two cars and is acceptable.

Biodiversity Net Gain (BNG)

- 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.

Environmental Implications

4.3.11 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.12 The proposed development, 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 and Policy D1.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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 west elevation of the development hereby permitted shall be permanently glazed with obscure glass and fixed closed below a finished floor level of 1.7m.

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. 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: 28 January 2025	