

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02825/FPH	Alterations to roof including front roof extension, creation of gable end and insertion of front dormer window to create additional accommodation at first floor level. Part two storey and part single storey rear extension. Alterations to existing garage including rear extension and replacement roof. Front open sided porch and hard landscaping in rear garden.	18 Crow Furlong Hitchin Hertfordshire SG5 2HW

Submitted Plan Nos

2441 P 001 2441 P 202 2441 P 004

1.0 Policies

D2 House exts, replcmnt dwellings outbuild

D1 Sustainable design

D3 Protecting living conditions

T2 Parking

2.0 Site History

2.1 92/00044/1 - Construction of new pitch roof to existing flat roof extension – CP 18/02/92.

2.2 The neighbouring property no 16 has been extended.

3.0 Representations

3.1 Neighbour consultation was carried out and a site notice displayed. No objections received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 18 Crow Furlong is a detached bungalow located on the east side of Crow Furlong. There are several similar bungalows along the street, including the immediate neighbour no 20 to the north. The bungalows have pyramid style roofs with accommodation in the roof. The property is built of brick and render with tile roof.

4.1.2 Crow Furlong is a narrow unadopted road that slopes down from south to north. As a result no 18 sits at a lower level than no 16 but at a higher level than no 20. In addition, the rear garden slopes steeply away from the dwelling. No 16 has been extensively extended.

4.1.3 The property has a rear single storey projection and a deep expanse of hard landscaping with steps dropping down to the lawn and garden. There is a flat roof garage on the north side of the dwelling, close to the boundary with no 20. There is a covered side passage along the boundary with no 16 on the south elevation.

4.1.4 There is parking for two cars on the driveway.

4.2 Proposal

4.2.1 Consent is sought for:

“Alterations to roof including front roof extension, creation of gable end and insertion of front dormer window to create additional accommodation at first floor level. Part two storey and part single storey rear extension. Alterations to existing garage including rear extension and replacement roof. Front open sided porch and hard landscaping in rear garden.”

4.2.2 Materials - proposed brick plinth with smooth white render. Plain red tiles to match existing. Sage upvc doors and windows. The applicant has clarified that the ‘sage’ windows are closer to light grey than light green.

4.3 Key Issues

4.3.1 The key issues for consideration are:

- 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 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 The proposal will significantly alter the overall appearance of the host dwelling. Alterations are proposed to the pyramid style roof to create accommodation at first floor. A substantial two storey and single storey addition to the rear of the property is proposed. It is proposed to

extend the garage at the rear and alter the roof shape. Modest alterations to the hard landscaping at the rear are proposed.

- 4.3.4 Alterations to the front elevation will change the overall character and appearance of the property in the streetscene. Whilst there is some uniformity in the immediate streetscene with the similar style bungalows in a row from nos 18 to 24, further up Crow Furling there is more variety in the streetscene including the extended bungalow at no 16 and other two storey dwellings. The design of the proposal is sympathetic to the streetscene and sits comfortably with the neighbouring properties. No harm will be caused to the streetscene.
- 4.3.5 The overall design at the rear is acceptable. The depth of the rear extension is similar to the depth of the existing rear projection. This will extend along the extent of the property, infilling part of the current patio. The two storey element will be stepped in by approximately 1.5m and will also extend along the full width of the property. The two gable ends of the first floor extension and the lean to style roof of the single storey extension respond positively to the neighbouring property and locality.
- 4.3.6 The alterations to the flat garage roof are positive. The alterations to the hard landscaping are modest and in keeping with the locality and are acceptable.
- 4.3.7 The proposed materials of brick, render and tile to match the existing help to link the proposed additions to the host dwelling. The sage/light grey doors and windows are not in keeping with the host dwelling or the streetscene. However, the property is not within a conservation area and there is some variety in the wider locality. The harm caused is no sufficient to warrant a refusal of the application on this basis.
- 4.3.8 The proposed development is considered to be acceptable in terms of design and appearance.

Impact on Neighbouring Properties

- 4.3.9 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.

Potential Impact on No 16

- 4.3.10 No 16 sits at a higher level than the application property. The property has been extended at first floor level and to the rear.
- 4.3.11 The single storey and two storey rear additions will project beyond the rear elevation of no 16. However, the extensions will be set approximately 1.3m off the shared boundary. In addition, no 16 is set some distance off the shared boundary with a garage between the boundary and the main dwelling. The orientation of the property means that no unacceptable overshadowing will occur.

- 4.3.12 The proposed works to the front will remain in line with the front elevation of no 18 and will cause no harm.
- 4.3.13 It is proposed to extend the existing hard landscaping by approximately 1m. However, this will taper to just over 0.5m closest to the boundary with no 16. Whilst this may increase the level of potential overlooking into no 16, this will not be significantly different to the existing situation and is acceptable.
- 4.3.14 Due to the distance of the proposed extensions off the shared boundary, the change in levels and the generous gap between the boundary and the main dwelling at no 16, it is considered that no unacceptable harm will arise from the proposals.

Potential Impact on No 20

- 4.3.15 No 20 sits at a lower level than the application property. The proposed single storey extension will not significantly alter the existing situation. The two storey element will increase the overall height and bulk of the dwelling close to no 20. However, the bulk and mass will be set 3m off the shared boundary and will not cause any unacceptable harm.
- 4.3.16 The extension to the garage at the rear will be modest and will not significantly alter the existing situation. The garage sits at a lower level than the main dwelling at no 18 and the change in levels is therefore less pronounced between the garage and no 20. The alteration to the garage roof will slope away from the shared boundary and is acceptable.
- 4.3.17 The small extension to the hard landscaping from the rear extension to the dwelling is set well off the boundary with no 20 and will not cause unacceptable harm. The new hard landscaping and steps from the rear of the extended garage are modest and will not significantly alter the existing situation.
- 4.3.18 Given the distance of the rear extensions off the shared boundary, and the modest alterations and lower level of the garage, it is considered that no unacceptable harm will arise from the proposals.

Highways and Parking

- 4.3.19 The proposed development would result in an additional bedroom at the property. Local Plan parking standards require two spaces minimum. This can be accommodated at the property. No alteration to access is proposed. The development is therefore acceptable in terms of highways and parking.

Trees

- 4.3.20 One tree will be lost as a result of the proposals. The tree is not subject to a TPO or within a conservation area. The removal of the tree is therefore unobjectionable.

Environmental Implications

- 4.3.21 The proposed development is relatively small in scale and 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

- 4.3.22 This development is not subject to the statutory Biodiversity Gain Plan condition because householder applications are exempt in respect of the biodiversity gain condition, under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exemptdevelopments>).

4.4 Conclusion

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

4.5 Alternative Options

- 4.5.1 None applicable.

4.6 Pre-Commencement Conditions

- 4.6.1 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.

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: 20 March 2025	