

DELEGATED FILE NOTE

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

APPLICATION

REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

25/00223/FPH

Part two storey and single storey side extension, single storey front extension, alterations to existing openings and internal alterations

51 Symonds Road
Hitchin
Hertfordshire
SG5 2JJ

Submitted Plan Nos

652-PL-05 652-PL-06

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 None.

3.0 **Representations**

3.1 No comments 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. The site is in a residential area comprised of semi-detached and terraced dwellings.

4.2 **Proposal**

4.2.1 The proposal is for a two and single storey side extension with a pitched and flat roof, a single storey front extension with a pitched roof, and alterations to front and rear openings. The number of bedrooms would not be increased.

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 altered openings as they will be similar to the existing. The side extension will not be small, however it's considered that it will be of a size and design in keeping with the dwelling. The side extension will not harmfully unbalance the pair of semi-detached dwellings it would be part of. The first floor will be approx. 1m from the side party boundary, which would be sufficient to avoid a future terracing effect and respects the character of the locality in terms of spacing of dwellings and keeping dwellings semi-detached.
- 4.3.3 The proposed front extension would be small and in keeping with the character and appearance of the dwelling, and would not harmfully unbalance the pair of semi-detached dwellings.
- 4.3.4 Such front extensions/projections like those proposed are uncommon in the street scene, however most dwellings have a single storey front projection such as a porch or bay window. No. 19 Symonds Road nearby to the south also has a single storey roof overhang along most of its front elevation. Overall it's not considered that the front extension would be harmful to the character and appearance of the street scene. 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 altered openings will have similar impacts to the existing, and will not harm amenity. The front extension will be obscured from attached dwelling No. 53 by an existing porch of the host dwelling, will be set away from other neighbour No. 49, and will not harm amenity.
- 4.3.6 The side extension could only potentially harm the amenity of No. 49. No. 49 is to the south, therefore the extension will not cause loss of light. The extension will be behind the rear elevation and garden of No. 49 and will not harm No. 49 in this respect.
- 4.3.7 The facing side elevation of No. 49 contains one first floor obscure glazed window, which will not be affected as the extension will be set away from it. The extension will project forwards of the front elevation of No. 49, however it's not considered harmfully overbearing due to the spacing between them and the relatively small size of the extensions.
- 4.3.8 The extension includes a first floor side window, which can be required by condition to be obscure glazed to prevent views of the rear garden of No. 49. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.9 The proposal will not increase the number of bedrooms, however it will result in the loss of part of the driveway. The site will however have two parking spaces in its curtilage, which complies with minimum 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.

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 south elevation side window facing towards No. 49 Symonds Road shall be obscure glazed.

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. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 April 2025	