

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00601/FPH	Two storey rear extension following demolition of existing outbuilding. Insertion of rooflights to existing front element roofslope to provide storage space at first floor level. Timber side storage and alterations to fenestration to include insertion of side elevation first floor window.	30 Uplands Avenue Hitchin Hertfordshire SG4 9NH

Submitted Plan Nos

PL-499 Rev A PL-500 Rev A PL-501 Rev A PL-505 Rev A PL-506 Rev A PL-507 Rev A

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 24/02463/FPH - Two storey rear extension following demolition of existing outbuilding. Insertion of rooflights to existing front element roofslope to provide storage space at first floor level. Timber side storage and alterations to fenestration – Refused 14/01/25 for:
1. Due to the depth of the rear two storey projection at first floor level, combined with the chalet bungalow style roofs of the semi detached pair, the bulk and mass of the two storey rear extension would result in an overbearing and dominating presence adjacent to no 28. This would cause unacceptable harm to the amenity of no 28, contrary to Local Plan Policy D3 and the provisions of the National Planning Policy Framework (2024).

3.0 **Representations**

- 3.1 **Neighbours** – The following objections were received from No. 28 Uplands Avenue:

- ☐ Not addressed my concerns or those of the refused application.
- ☐ The smaller width and altered roof design are token measures.

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 1.8m high fences. The site is in a residential area comprised of semi-detached dwellings.

4.2 **Proposal**

- 4.2.1 The erection of a two storey rear extension with a pitched roof, new and altered side openings, new front rooflights, and a bike and garden store on the side of the dwelling. The number of bedrooms will be increased from three to four.

4.3 **Key Issues**

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

Design

- 4.3.2 There are no objections to the new and altered side openings, front rooflights, and garden and bike store, as they will be small alterations to the dwelling that will not be harmful to its character and appearance and that of the locality.
- 4.3.3 The proposed two storey rear extension would be smaller than that refused under 24/02463/FPH due to its use of a hipped roof compared to a gable and smaller depth of the first floor. The reason for refusal was not for design reasons, and the revised two storey rear extension is considered to be of an acceptable design in keeping with the character and appearance of the host dwelling, and will have limited impacts on the dwelling and locality. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.3 The new side door will open onto the driveway opposite a 1.8m high fence, and will not harm amenity. The new first floor side window will be small, obscure glazed, will overlook side openings of No. 32 opposite, and will not harm amenity subject to being required by condition to be obscure glazed. The new front rooflights will be at a high level and small, and will not be harmful.
- 4.3.4 The single storey side garden and bike store will be of small size and height, set away from the boundary with No. 32 and would be obscured by fencing, and will not harm amenity. The rear extension would be a smaller version of that proposed under 24/02463/FPH which was not considered harmful to No. 32, which remains the case with the new extension proposed. Impacts on No. 32 are acceptable.

- 4.3.5 Turning to the potential impacts on attached neighbour No. 28, who has also objected to the application, a comparison firstly needs to be made between the refused extension and the new revised proposal.
- 4.3.6 One change from the refused scheme is that the gable roof design has been changed to a hipped roof. The other is that the first floor has been reduced in depth by 0.5m to be 2.5m deep from the previous 3m (the ground floor remains at 3m). The distance to the boundary with No. 28 would remain at 0.7m.
- 4.3.7 The key parts of the officer report of the refused application was:

4.3.11 Nos 28 and 30 are a semi detached pair with steep sloping roofs with eaves down to the single storey level. The chalet roof style would result in the proposed extension at no 30 being more substantial and bulky at first floor level. Given the depth of the projection at first floor level, combined with the low sloping chalet style roof of no 28, the bulk and mass of the proposal would be substantial. This would result in an overbearing and dominating presence adjacent to no 28, causing harm to their amenity contrary to Local Plan Policy D3 and the provision of the NPPF.

- 4.3.8 The concerns of 24/02463/FPH related to the impacts of the first floor of the extension on No. 28. The reduction in depth of the first floor and the smaller less bulky hipped roof now proposed are considered to be a noticeable reduction to the 2024 proposal. The rear extension would remain visible from No. 28, however due to the reduction in size and bulk, and the change of design, it's not considered that it would appear harmfully overbearing to No. 28 as it's rearmost section will be sufficiently smaller to be acceptable. The reason for refusal of 24/02463/FPH has been overcome. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.9 The number of bedrooms will be increased from three to four. The site has parking provision for at least two cars, and complies with minimum parking requirements. 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 first floor east elevation side window facing No. 32 Uplands Avenue 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. 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: 25 April 2025	