

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01830/FPH	Two storey side extension. Alterations to existing garage roof and fenestration to facilitate the conversion of garage to self-contained 1-bed annexe ancillary to main dwelling	60 Ninesprings Way Hitchin Hertfordshire SG4 9NU

Submitted Plan Nos

A010 A100 A101 A105 A106

1.0 Policies

1.1. **National Planning Policy Framework (2021)**

- Section 12 – Achieving well-designed places

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

- SP1 Sustainable development in North Herts
- SP9 Sustainable design
- D1 Sustainable design
- D2 House extensions, replacement Dwellings and Outbuildings
- D3 Protecting living conditions
- T1 Assessment of transport matters
- T2 Parking

2.0 **Relevant Site History**

2.1 15/02229/1HH - Single storey rear extension; extension of roof from hipped to gable end together with insertion of rear dormer and velux window in front roofslope to facilitate loft conversion; repositioning of garage – Granted Conditional Permission on 02/10/2015.

2.2 24/00233/FPH Single storey rear extension to existing garage and alterations to existing garage roof and fenestration to facilitate the conversion of garage to self-contained 1-bed annexe ancillary to main dwelling. REFUSED

Reason for refusal: The proposed development, by reason of its siting, scale, and design, would fail to remain sympathetic to the host dwelling and would fail to respond positively to the site's local context and character. The development would also fail to add to the overall quality of the area. Furthermore, the development could set a precedent for similar development within the locality in which currently there are no structures of this type. The proposal would therefore fail to comply with Policy HS6, D1. and D2 of the North Hertfordshire Local Plan 2011-2031 and Paragraph 135 of the National Planning Policy Framework (2023).

2.3 24/00945/FPH First floor side extension including juliet balcony. Single storey front and rear extensions to existing garage and alterations to fenestration to facilitate the conversion of garage to self-contained 1-bed annexe ancillary to main dwelling. REFUSED

Reason for refusal: The proposed development, by reason of its siting, scale, and design, would fail to remain sympathetic to the host dwelling and would fail to respond positively to the site's local context and character. The development would also fail to add to the overall quality of the area. Furthermore, the development could set a precedent for similar development within the locality in which currently there are no structures of this type. The proposal would therefore fail to comply with Policy HS6, D1.

and D2 of the North Hertfordshire Local Plan 2011-2031 and Paragraph 135 of the National Planning Policy Framework (2023).

3.0 **Representations**

3.1 None

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

4.1.1 No. 60 is a two storey semi-detached dwelling situated on the south site of Ninesprings Way, Hitchin. The site is on the edge of a predominately residential area and is not situated within a Conservation Area or within the Green Belt.

4.1.2 The property have been previously extended to the side, rear and roof. The site benefits from off-street car parking.

4.2. **Proposal**

4.2-.1. Planning permission is sought for the erection of a two storey side extension. Alterations to existing garage roof and fenestration to facilitate the conversion of garage to self-contained 1-bed annexe ancillary to main dwelling.

4.3. **Key Issues**

4.3-.1. The key issues for consideration are as follows:

- Principle of an annexe
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
- The impact that the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Principle of annexe

4.3.2 Planning permission is sought for the erection of a self-contained annexe. Policy HS6 sets out that planning permission for relatives and dependents accommodation will be permitted provided that:

- a) a genuine need for the accommodation is demonstrated;
- b) the annex is subordinate to the main dwelling and designed in such a way that it can be easily (re-)incorporated into the main house if use as an annex ceases;
- c) any development would not exceed the size of extensions that would otherwise normally be acceptable; and
- d) the occupation of the accommodation is restricted by condition.

4.3.3 In regard to part A of the above policy, justification by the applicant has been submitted to demonstrate a genuine need for the additional annexed accommodation. The

submitted a statement states that the purpose of the extension would be to form an independent extended family annexe for a relative whom is disabled.

- 4.3.4 In regard to part B, The annexe part of the proposal at ground floor would be seen to meet the criteria of the policy in that it would be subordinate.
- 4.3.5 In regard to part C, in my view the proposed extension as a whole including the extension at first floor is acceptable as its scale and form and would not result in a form of development that would appear visually intrusive and dominating in the context of this street scene and in relation to host dwelling given its location.
- 4.3.6 The proposed development would therefore comply with Policy HS6 of the Local plan.

Design and Appearance:

- 4.3.7 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 126 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 communities”*. In this regard, Policy D1 and D2 of the North Herts Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.8 Policy D1 of the North Herts Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3.9 Policy D2 of the North Herts Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3.10 Policy D2 goes on to state that *“extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene”*.
- 4.3.11 The proposed extensions would be highly visible from the public realm due to the location of the wide public footpath that runs along the side and rear boundary and the gap this creates between the host and neighbouring dwelling the side flank is visible within the street scene. The proposal seeks to use materials to match the existing dwellinghouse. These materials are sympathetic to the existing building and would not result in an adverse effect.
- 4.3.12 The side extension would not harm the streetscene given that the proposed extension would continue the pitched roof and would not project further than the existing front elevation. The proposed development at first floor, by virtue of its position, roof form and scale would represent a form of development that would on balance, given the existing dormer and the dormer at the neighbouring properties would not be out of place given the context and would be sympathetic to the character and setting of the host dwellinghouse and streetscene. Therefore the proposed development would be

acceptable development that would function well in conjunction with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Neighbouring Amenity:

- 4.3.13 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.
- 4.3.14 Policy D3 of the North Herts Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.15 No neighbouring representations have been received. The application site is neighboured by No. 62 and 65 Ninesprings Way
- 4.3.16 Given the siting of the side extension away from the shared boundary with No. 62 and the wide public footpath between the host property and No 65 and it's lack of any first floor side facing fenestration, it is considered that the proposed development would not result in any unacceptable harmful overbearing impact upon the occupiers of nearby neighbouring dwellings. The proposed development would be in compliance with both local and national planning policies.

Car Parking and Highways:

- 4.3.17 Policy T1 of the North Herts Local Plan states that “*planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network*”.
- 4.3.18 Policy T2 states that “*planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents*”.
- 4.3.19 The proposed development would result in the addition of two bedroom taking the total number of bedrooms to five. The application site benefits from off-street car parking with space for at least two cars. The development would therefore not give rise to the requirement for additional car parking provision on site. The proposal would be in compliance with local car parking standards.

Environmental Implications:

- 4.3.20 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.
- 4.3.21 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

- 4.3.22 Applicant has also submitted a Flood Resilience Strategy as supporting document give the site is in a flood zone 2 area.

4.4 **Conclusion**

- 4.4.1 On balance the proposed development is considered to comply with policies D1, D2, D3 of the NHLP 2011-2031 and Sections 12 of the NPPF 2021 and is therefore acceptable.

4.5 **Alternative Options**

None applicable.

4.6 **Pre-Commencement Conditions**

None applicable.

5 **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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 October 2024	