

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01844/FPH	Two storey side extension and single storey rear extension. Insertion of rear dormer window to facilitate loft conversion. Alterations to fenestration	11 Garden Fields Offley Hitchin Hertfordshire SG5 3DF

Submitted Plan Nos

2304 01 B 2304 02 B

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Site Notice / Adjacent residents: Comments received in support and / or no objection from the occupiers of 10 and 12 Garden Fields.

3.2 Offley Parish Council : No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Semi-detached property located on the north west side of the Garden Fields development. The site is located within the Great Offley Conservation area.

4.2 **Proposal**

Two storey side extension and single storey rear extension. Insertion of rear dormer window to facilitate loft conversion. Alterations to fenestration

4.3 **Key Issues**

4.3.1 Design and appearance

4.3.2 The two storey side extension is to be set in from the side boundary (by approximately 0.5m) and set back from the front main wall of the existing house. These aspects as well as the slight set down in ridgeline from the main roof helps to maintain a subordinate impact of the main part of the extensions on the existing dwelling. The rear projection is relatively modest and the simple lean to roof with single rooflight is an acceptable design solution.

The proportions of render to window and door openings is acceptable and it is noted that the fenestration generally follows the design of the existing dwelling. Overall I consider that the proposed extensions would comply with the criteria for acceptable design set out in Local Plan policies D1 and D2.

4.3.3 Impact on Heritage Assets

4.3.4 The submitted DAS and drawings appear to indicate that the extensions would use similar materials and fenestration as the existing property in keeping with the character and appearance of the Conservation Area. The provision of the rear dormer window is a new feature to the dwelling however there are several examples of similar roof dormers with pitched roofs along the High Street and also within the Garden Fields development itself. The dormer is modest in scale and set well within the roofslope. In my opinion it is not obtrusive or an alien feature in this part of the Conservation Area.

4.3.6 There are no nearby listed buildings or non-designated assets. The proposals do not interfere with any of the key views identified in the Offley Conservation Area Character Statement.

4.3.7 Impact on neighbours

4.3.8 The rear extension is set in from the side boundary with No. 12 and as mentioned above has a modest projection. It will have little, if any, impact on the residential amenities enjoyed by the neighbour at No. 12 and therefore would be compliant with Policy D3 of the Local Plan.

The side extension faces towards the side access to the village hall. Whilst it would be visible in public views it would largely be seen against the backdrop of the flank elevation of the existing house and is unlikely to have any adverse impact on the visual amenities of the locality in my opinion.

4.3.9 The adjoining neighbours at No. 10 and 12 Garden Fields raise no objections.

4.3.10 Highways and parking

4.3.11 An additional bedroom is proposed but there would be no requirement for additional parking. It is noted that two spaces are allocated to this property at the rear.

4.3.12 Climate change and sustainability

4.3.13 The small scale of this proposal means that there would be limited impact on local climate change.

4.3.14 Biodiversity Net Gain

4.3.15 This householder application is exempt from need to demonstrate biodiversity net gain under the Biodiversity Regulations of the Environment Act 2012.

4.4 **Conclusion**

The proposals are acceptable in planning, environmental and highway terms.

4.5 **Alternative Options**

4.5.1 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.

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