

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01782/FPH	Single storey rear extension following demolition of existing detached garage (as amended by FRA documents received on 07/10/2024).	63 Ninesprings Way Hitchin Hertfordshire SG4 9NS

Submitted Plan Nos

AT1196-01 AT1196-02 AT1196-03 AT1196-04 AT1196-05 FRA

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

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

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Policy SP11 – Natural resources and sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy NE7 – Reducing flood risk

1.3 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 The Environment Agency was consulted in error which TSO's have confirmed therefore no outstanding response is awaited.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a single storey, semi-detached residential dwelling with detached garage sited to the rear southwest of the dwelling with associated driveway for

the parking of several cars. Gardens once existed to both the front and rear of the dwelling however both have been laid to hardstanding.

- 4.1.2 The application site is within flood zone 2 which is identified as being of medium risk of flooding. The application is accompanied by a flood risk assessment in line with the guidelines published by the Environment Agency for householder and other minor extensions.
- 4.1.3 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Single storey rear extension following demolition of existing detached garage (as amended by FRA documents received on 07/10/2024).

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
 - The impact that the proposed development would have on the living conditions of neighbouring properties.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 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 and beautiful places). Paragraph 131 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 Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The proposed extension would extend beyond the rear elevation of the existing dwelling by 4.0m having a width of the same and would link to a new single storey building which would be on the same footprint as the existing garage and contain a utility, wc and store. The roof design of the rear extension attached to the existing dwelling would be pitched with eaves height matching that of the existing dwelling. The linked building would have a flat roof which would be slightly raised above existing eaves level of the dwelling and subsequent extension. Openings would comprise of a set of bi-folding doors and a window to the rear elevation, a set of bi-folding doors and a further doorway to the east elevation facing the attached neighbouring property no.65 Ninesprings Way with the front elevation seeing a doorway and window installed. Other minor alterations are proposed in regard to the general upgrading of the property but would not require planning permission. Materials seeks to match those of the existing dwelling in terms of

type and colour. I am satisfied that there would be no negative impact to the streetscene as a result of the proposed development and is acceptable.

Impact on Neighbouring Properties:

- 4.3.4 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.5 The proposed extension to the dwelling is set off the boundary with the attached neighbouring property and both this and the existence of a 1.8m timber fence to the boundary would prevent any overlooking or loss of privacy to the occupants and although the orientation of the dwelling and subsequent extension would mean some overshadowing later in the day, I am of the view that this would not be so significant to impact on the enjoyment of the occupants of the no.65 Ninesprings Way. The position and scale of the proposed development is unlikely to result in any impact to the occupants of no.61 Ninesprings Way to the west and is acceptable.

Highways and Parking

- 4.3.6 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Impact on Flooding

- 4.3.7 In line with the advice from the Environment Agency, the agent has confirmed that the proposed floor levels would not be raised above existing floor levels and that any hard landscaping finishes (existing is all laid to hardstanding) would be permeable with surface water being connected to the existing soakaway and so I am satisfied that there will be no greater impact to flood risk on site or displaced off site to any significant extent and is acceptable.

Biodiversity Net Gain (BNG)

- 4.3.8 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.9 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.
- 4.3.10 The proposed development, 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 Policies NE7 and D1 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP11, D1, D2, D3 and NE7 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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 hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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. 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	