

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01822/FPH	Single storey rear extension following demolition of existing conservatory.	63 Benslow Lane Hitchin Hertfordshire SG4 9QZ
<u>Submitted Plan Nos</u>		
IHL24 BL 01 IHL24 BL 02 IHL24 BL 03 IHL24 BL 0 IHL24 BL 0 IHL24 BL 06 IHL24 BL 07 IHL24 BL 08 IHL24 BL 09 IHL24 BL 10 IHL24 BL11		

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

2.0 **Site History**

2.1 05/00628/1HH Installation of front dormer window and enlargement of existing rear dormer window CONDITIONAL PERMISSION

2.2 06/00611/1HH Enlargement of front dormer window (as variation of planning ref: 05/00628/1HH granted permission on 06/06/05) CONDITIONAL PERMISSION

3.0 **Representations**

3.1 None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 63 Benslow Lane is a detached property at the crest of Benslow Lane. The site has a narrow access from the road side. Benslow Nursing Home is located to the rear (North) of the property and Little Benslow Hills is located to the opposite to the south.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey rear extension

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 proposed development would be sited to the rear of the host property replacing an existing rear conservatory, which is of a similar size and projection on the side and rear flank.. The single storey extension would not project any further than the existing rear projection. It has a flat roof design with one lantern style roof light that links the existing rear projection and the materials are proposed to match the existing.

- 4.3.3 Overall, the proposed extension is generally compliant with Policy D2 of the Local Plan. Furthermore, by reason of its limited scale and siting the proposed extension would not have any material impact on the street scene or the general visual amenities of the area.

Impact on Neighbouring Properties

- 4.3.4 The proposed extension is single storey and does not extend further than existing rear projection, and will be obscured from the neighbouring property at No. 63a. by this projection. There may be some obscure views to the front and side elevation of the neighbouring property but no more than the existing conservatory. It is therefore considered that the proposed development would not result in any unacceptable harm to the amenities for any neighbouring residential properties.

Environmental Implications

- 4.3.5 The proposed development will be consistent with the criteria set out in Policy D1 'Sustainable Design' of the North Hertfordshire Local Plan 2011-2031 (NHLP) and will be generally compliant with Section 14 'Meeting the challenges of climate change, flooding and coastal change' of the National Planning Policy Framework (NPPF) 2021.

Biodiversity Net Gain

- 4.3.6 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.

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

- 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(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.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 October 2024	