

DELEGATED FILE NOTE

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

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

24/02916/FPH

Single storey rear extension following demolition of existing rear element.

37 Ickleford Road

Hitchin

Hertfordshire

SG5 1TR

Submitted Plan Nos

Location Plan 2021-17-SUR-104 2024-17-PL-100C 2024-17-PL-200C

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
SECN12	Achieving well-designed places
SP9	Design and Sustainability

2.0 **Site History**

- 2.1 22/01037/FPH - Single storey rear extension and detached workshop outbuilding – Approved 31/05/22.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached two storey dwelling with a pitched roof. Rear party boundaries are 1.5-1.8m high fences. The site is in a residential area comprised of terraced and semi-detached dwellings.

4.2 **Proposal**

- 4.2.1 The erection of a single storey rear extension with a mono-pitched roof, which would replace an existing single storey rear projection.

4.3 **Key Issues**

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

Design

- 4.3.2 The extension is considered to be of a size, siting and design in keeping with the character and appearance of the host dwelling, and will be smaller than that previously approved by 22/01037/FPH. The extension would have limited to no visibility in the street scene, and will not harm its character. 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 extension will have a similar depth and height to a rear projection of attached neighbour No. 38, and won't harm its amenity as it will be obscured by the rear projection of No. 38.
- 4.3.4 The extension will be more visible to other neighbour No. 36. As No. 36 is to the south, the extension will not cause loss of light. The visual impacts of the extension are considered smaller than those of extant planning permission 22/01037/FPH as the extension now proposed will have a smaller footprint and it won't project off much of the two storey outrigger.
- 4.3.5 The depth of the rear extension will be approx. 1-2m greater than the extension approved by 22/01037/FPH, however this is not considered more significant or would result in materially greater impacts than the extension approved by 22/01037/FPH. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

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 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 February 2025	