

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01365/FPH	Part two storey and part single storey rear extension; front entrance porch and insertion of first floor side window following removal of existing canopy.	18 London Road Hitchin Hertfordshire SG4 9EW

Submitted Plan Nos

1469-G2-P001 1469-G2-P002 1469-G2-P003 1469-G2-P004 1469-G2-P005 1469-G2-P006

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 24/00308/FPH - Installation of front hardstanding and creation of vehicular access off London Road – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 18 comprises a semi-detached two storey dwelling off London Road, Hitchin.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part two storey and part single storey rear extension, for a front entrance porch and for the insertion of a first-floor side window. Works to follow the removal of an existing canopy.

4.2.2 Materials of construction are proposed to be brown roof tiles and red brick to match the existing dwelling. Windows are proposed to be white UPVC to match existing.

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 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 As existing, the dwelling benefits from a canopy to the rear and this is not considered to be of significant architectural merit to the host dwelling. The proposed single and two storey extension would be to the rear of the dwelling and would therefore be obscured from view from the street scene. It is considered that the built form and materials of construction of the extension would be suitably sympathetic to the existing dwelling and wider area. The extension is significant in scale, but would feature a hipped roof, a set-down extension to the side and a set-down ridge from the main dwelling. Therefore, it is considered that the scale of development is suitably subservient to the main dwelling and is acceptable in design terms. The proposed alterations to the principal elevation would introduce a gable fronted porch. It is considered that the built form of the porch is acceptable, and given the traditional design of this element together with its relatively modest scale, I consider that its scale is acceptable.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.6 The application site is neighboured to the north by No. 16 and to the south by No. 20. A single storey extension would run immediately adjacent to the party boundary shared with No. 16 and the two-storey element would be set-in from this side boundary. It is considered that the set-in of the extension, together with the presence of an existing extension to this neighbour suitably mitigates visual impacts for these neighbouring

occupiers. Some light loss would occur given its position to the south of No. 16, however, the extensions are not considered to contribute unacceptable degrees of light loss given the hipped roof to the two storey element and the relatively modest height of the ground floor element. Similarity in land levels between the sites also reduces the potential dominance arising from the development. With regards to No. 20, this neighbour sits forward of No. 18 and is positioned to the opposite boundary, being attached to No. 22 along the south-eastern boundary of their plot. The proposed development would therefore extend significantly beyond the rear of this neighbour, but would be set a significant distance from the rear elevation and windows of this property. Therefore, dominance is unlikely to be unacceptably harmful for this neighbour. Light loss is unlikely to be significant given the siting of the extensions to the north of this neighbour. The extensions would feature predominantly forward and rearward viewing aspects, and this would be similar to the existing window layout of the dwelling. Outlook is therefore not considered to be harmful to the privacy of neighbouring occupiers. No neighbour objections were received.

- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 At present, the dwelling benefits from some parking to the rear. The extensions would require the same parking levels as the existing dwelling, a minimum of two parking spaces. The dwelling would benefit from some off and on-street parking nearby and therefore, it is considered that the development would not detract from parking levels found locally.

Environmental Implications:

- 4.3.9 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.

Biodiversity Net Gain:

- 4.3.10 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 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

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.

4. The new window at first floor level on the side elevation shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 July 2024	