

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01713/FPH	Single storey rear extension.	51 Stotfold Road Hitchin Hertfordshire SG4 0QW

Submitted Plan Nos

Location Plan Block Plan 001 002

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 **Relevant Site History**

2.1 22/00109/FPH - Provision of vehicular access to property via dropped kerb and vehicle crossover – Approved 24/02/22.

2.2 09/01577/1PUD - Single storey side extension – Approved 19/10/09.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached bungalow with a pitched roof. Rear party boundaries are 1.8m high fences and hedges. The site is in a residential area on the edge of Hitchin, with other bungalows nearby.

4.2 **Proposal**

4.2.1 The proposal is for a single storey rear extension with a pitched roof.

4.3 **Key Issues**

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

Design

- 4.3.2 The extension would be a small addition and is considered of a design and size in keeping with the character and appearance of the dwelling. The extension will have limited visibility in the street scene and will not be harmful to it. The design is acceptable. The proposal complies with Policies D1 and D2 of the Local Plan.

Neighbour amenity

- 4.3.3 The extension will be small, set away from both neighbouring dwellings, and will have a glass roof with a hip. The extension will have more visibility to No. 53 due to its proximity to the boundary and by being attached to a previous extension, however due to its small size and glazed roof design it's not considered harmful. The extension will not therefore appear overbearing or cause loss of light or other harmful impacts. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

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 exterior bricks of the approved extension shall be of a similar appearance to those of the host dwelling.

Reason: In the interests of character and appearance. To comply with Policies D1 and D2 of the Local Plan.

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: 24 September 2024	