

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01750/FPH	Two storey side extension and single storey rear extensions following demolition of existing garage.	27 The Ridgeway Hitchin Hertfordshire SG5 2BT

Submitted Plan Nos

LocationPlan 23030-SLP001-C 23030-EX001-B 23030-EX002-B 23030-PL001-B 23030-PL002-B -

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
T2	Parking
SP9	Design and Sustainability
SP6	Sustainable transport

2.0 **Site History**

- 2.1 08/01261/1HH - Single storey rear extension and provision of new roof incorporating 3 dormer windows in rear roofslope and 1 dormer window in front roofslope to facilitate first floor living accommodation – Approved 15/07/08.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached chalet bungalow dwelling with a pitched roof. Rear party boundaries are comprised of 1-2m high fences and hedges. The site is on different

ground levels to both neighbouring dwellings. The site is in a residential area comprised of detached dwellings.

4.2 **Proposal**

- 4.2.1 The proposal is for a two and single storey side and rear extension with pitched and flat roofs which will replace an existing attached single garage, and a separate single storey rear extension with a pitched roof. The number of bedrooms will not be increased.

4.3 **Key Issues**

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

Design

- 4.3.2 The single storey rear extension with a pitched roof would be a small addition to the dwelling that is considered to be of an acceptable design and size, and will be in keeping with its character and appearance. This extension will not affect the street scene as it will be largely obscured by the host dwelling and No. 28.
- 4.3.3 The two and single storey side and rear extension will be larger, however the size is not considered excessive, and it will be set back relatively far from the front elevation. The design of the two storey part is considered in keeping with the character and appearance of the dwelling as its roof form would match that of the main roof, the dwelling would remain to appear primarily as a chalet bungalow, and the detailing would be similar to the host dwelling. The single storey part of this extension is acceptable in the context of the host dwelling.
- 4.3.4 The side wall of the two storey extension is considered sufficiently far from the side boundary with No. 26 that both dwellings will remain visually detached with a clear gap between them. The street scene is diverse in the type and designs of dwellings, varying from bungalows to two storey dwellings. As the extension is considered in keeping with the host dwelling, is small, and would have limited visual impacts, the side and rear extension is not considered harmful to the character and appearance of the street scene. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.5 The single storey rear extension with the pitched roof will not affect No. 26 due to its proposed siting and small size. The extension will be more visible from other neighbour No. 28, more so as No. 28 is approx. 1m lower than the site. The depth and size of this extension is however small and it will be behind the rear elevation and garden of No. 28, and it is not considered that it will appear overbearing or cause loss of light and amenity to No. 28.
- 4.3.6 The other proposed side extension will not affect No. 28 due to its siting, however it could affect No. 26. This extension will be behind the front and rear elevations and gardens of No. 28, and will not affect those parts of that dwelling. The first floor front window of the extension will serve a bathroom and will mainly provide views of the application site, and is not considered to cause harmful loss of privacy.

- 4.3.7 No. 26 has two obscure glazed side windows that the side and rear extension will be visible from, however as these windows are small, obscure glazed, and the extension will be set away from the boundary, the extension is not considered harmful in this respect. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.8 The proposal will not increase the number of bedrooms but will result in the loss of a garage. The site will however have at least two parking spaces in its curtilage, which complies with minimum standards. Parking is considered acceptable. The proposal complies with Policy T2 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 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 September 2024	