

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02760/FPH	Raise roof height of existing side extension and part first side extension above. Alterations to fenestration.	5a Mount Pleasant Hitchin Hertfordshire SG5 2BG

Submitted Plan Nos

Location Plan MP-2811-EBP MP-2811-PBP MP-2811-EPPE

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 24/02634/FPH - Raise roof height of existing side extension and alterations to ground floor fenestration – Approved 09/01/25.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling with a pitched roof. The side party boundary with No. 5 is comprised of a wall and fence and higher vegetation. The site is in a residential area comprised of detached dwellings.

4.2 **Proposal**

- 4.2.1 The proposal is a first floor side extension with a pitched roof, and to increase the height of the eaves and flat roof and alterations to openings and the front elevation of a flat roof single storey side projection of the dwelling. The number of bedrooms will not be increased.

4.3 **Key Issues**

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

Design

- 4.3.2 The proposed alterations to openings, alterations to the front elevation of the side projection, and the increased height of the side projection will be similar to that approved under recent planning permission 24/02634/FPH, and are acceptable.
- 4.3.3 The proposed first floor side extension is considered to be of a size and design in keeping with the host dwelling, and will appear subordinate as it will be lower than the main roof ridge and will be set in from the front wall of the dwelling. The side wall of this extension will be set in from the side boundary with No. 5 such that it will not cause a terracing effect, and will not harm the character and appearance of the locality. 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

- 4.3.4 The impacts on amenity of the proposed alterations to openings, alterations to the front elevation of the side projection, and the increased height of the side projection will be similar to that approved under recent planning permission 24/02634/FPH, and are acceptable.
- 4.3.5 The proposed first floor side extension could only potentially affect one neighbour No. 5. This extension would be set away from the boundary with a hipped roof, would be substantially obscured from No. 5 by trees and vegetation, and will not include any openings that could cause loss of privacy, therefore this is not considered harmful to that dwelling. 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 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 January 2025	

