

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02366/FPH	Single storey front porch extension. Insertion of front ground floor window and alterations to fenestration on existing side elevation following removal of existing garage doors to facilitate garage conversion into study and utility.	51 Grovelands Avenue Hitchin Hertfordshire SG4 0QU
<u>Submitted Plan Nos</u>		
51GA-FP100 51GA-FP101 51GA-FP102 51GA-FP103 51GA-FP201 51GA-FP202 51GA-FP203 51GA-FP210 51GA-FP211 51GA-FP212 51GA-FP213		

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 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises of a two-storey semi-detached residential dwelling. Gardens exist to the front and rear, along with a front driveway. A variety of front porch extensions exist along the street scene.

4.2 **Proposal**

- 4.2.1 Single storey front porch extension. Insertion of front ground floor window and alterations to fenestration on existing side elevation following removal of existing garage doors to facilitate garage conversion into study and utility.

- 4.2.2 Materials 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 planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

- 4.3.3 The front porch extension would measure approx. 3.0m in height, 4.4m in height and extend 2.5m from the front wall which is the same depth as the existing front element. The proposed

extension will include 2no. rooflights and a front elevation window measuring approx. 1.6m by 1.2m. The alterations to fenestration on the east side elevation are to reposition and slightly reduce the size of the ground floor window. So, the design is proportionate and subservient to the dwelling.

4.3.4 All materials used are set to match existing with uPVC windows, flat felt roof and brick walls.

4.3.4 Overall, the proposal is deemed acceptable in design terms, in accordance with Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

4.3.6 No objections have been raised by neighbours.

4.3.7 Very similar front porch extensions exist on the streetscene, so the proposal would not cause unacceptable harm in terms of character. Both new windows are ground floor level and either face the highway or garden path, so do not cause unacceptable harm in terms of overlooking or loss of privacy. The proposed extension is single storey and extends no deeper than the existing extension so does not cause unacceptable harm in terms of loss of light.

4.3.7 As such, the proposal would not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Highways and Parking:

4.3.7 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development, per policy T2 of the NHLP.

Biodiversity Net Gain (BNG)

4.3.8 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.

Environmental Implications:

4.3.9 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.10 The proposed development, 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 and Policy D1.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF 2023.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 December 2024	