

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01340/FPH	Replacement roof incorporating raising height of roof to facilitate the addition of 1st floor accommodation. Single storey front, side and rear extensions. External render (amended plans received 05.11.2024).	35 Broadmead Hitchin Hertfordshire SG4 9LX

Submitted Plan Nos

01A 01B 01C 01D 119 01G 01E 01F

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SP1	Sustainable development in North Herts
T2	Parking

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation & Site Notice** – None received

3.2 **Parish Council** – No comments.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached bungalow with a pitched roof. Ground levels on this part of Broadmead increase in height from east to west, such that the ground levels of the application property are approx. 0.85m lower than No. 33 Broadmead and 0.75m higher than No. 37 Broadmead. The site is located in an area of residential character comprising detached bungalows and semi-detached bungalows. The adjacent dwelling at 33 has been extended into a two storey dwelling and 39 has been extended into a chalet bungalow.

4.2 **Proposal**

- 4.2.1 Replacement roof incorporating raising height of roof to facilitate the addition of 1st floor accommodation. Single storey front, side and rear extensions. External render. (amended plans received 05.11.2024).
- 4.2.2 Materials of construction are proposed to be white painted render to the first floor, and ground floor side and rear extensions. Brick work, windows and roof tiles to match existing. Wooden front gable porch.

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 The proposal would result in the dwelling on the site being a 'full' two storey dwelling, which would contrast with others in this part of Broadmead. There are two storey dwellings at each end of Broadmead, however they're sufficiently far away as to not be part of the character of the street scene of the application property. The adjacent dwelling at 33 has been extended into a two-storey dwelling and 39 has been extended into a chalet bungalow. A further material consideration is that Class AA of the 2020 General Permitted Development Order (Amendment) would permit an additional floor to the dwelling in principle, which would result in similar visual impacts. On this basis I consider the new first floor acceptable.
- 4.3.4 The proposed front gable end would be the other most noticeable alteration to the present dwelling. As above however designs of dwellings in this part of Broadmead are mixed, including one at No. 33 and 39 which has a front gable. On this basis the proposed new gable roof is considered acceptable.
- 4.3.5 The front porch proposed would have a depth of approx. 2.6m, which is considered modest and will not result in the dwelling appearing visually and harmfully dominant in the street scene. The other extensions and alterations would have limited impacts on

the character and appearance of the dwelling and the street scene and are acceptable. For the reasons above the design of the proposal is considered 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 No.33 Broadmead sits at a higher ground level than the application property and has two first floor windows facing towards the application site. One of which is a front/side window which sits further forward than the principal elevation of the application property and therefore would not be significantly impacted. The other window serves a stairwell and therefore any impact would not affect a primarily habitable room. This application proposes 3 side windows facing towards no.33. One of which also serves a stairwell, the other two serving bedrooms. I am satisfied that the windows are positioned to not provide any direct overlooking of neighbouring amenity.
- 4.3.7 On the other boundary, No.37 sits at a lower ground level. The two first floor windows facing towards this property would serve bathrooms and as such are obscured glazed to protect neighbouring amenity. The proposed first floor extension would not project beyond the rear elevation of this neighbour and would be set off the boundary by approximately 2.75m with the side extension set off the boundary by 1.166m. In my view, due to both dwellings projecting a similar depth, this proposal would not result in any unacceptable overshadowing or overbearing. I am therefore satisfied that this proposal would not have an adverse impact on this neighbour's amenity.

Parking

- 4.3.8 The number of bedrooms would be increased from three to four, however this does not generate a requirement for additional parking spaces. The site would however have parking provision for two cars which is the minimum requirement, therefore this is acceptable.

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.

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: 11 December 2024	