

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00225/FPH	Single storey rear extension following demolition of existing rear extension and coal stores, and erection of front porch following demolition of existing porch canopy.	21 Meadow Way Offley Hitchin Hertfordshire SG5 3AX

Submitted Plan Nos

00-0 01-1 01-2 01-3 02-1A 02-2A 02-3

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 **Neighbour Consultation:** None received
Offley Parish Council: None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The property is a two-storey semi-detached dwelling located on the west side of Meadow Way, Offley, Hitchin. The property benefits from a front and rear garden and a driveway.

4.2 **Proposal**

- 4.2.1 Single storey rear extension following demolition of existing rear extension and coal stores, and erection of front porch following demolition of existing porch canopy.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses 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 proposed rear extension would have a width of 6.6m to match the width of the dwelling bar the 0.1m offset from the shared northern boundary line, a depth of 3.5m and a pitched roof with an eave's height of 2.3m and a peak of 3.5m to match the height of

the existing rear element. The proposed external materials would be a render finish for the walls, concrete roof tiles and white uPVC windows, all to match existing.

- 4.3.4 The proposed front porch extension would have a width of 2.4m, a depth of 1.2m and a dual pitched gable end roof with an eave's height of 2.3m and a peak of 3.5m. The proposed external materials would be a render finish for the walls, concrete roof tiles and white uPVC windows, all to match existing.
- 4.3.5 The proposed hardstanding would remain at the same level as existing and extend 3m from the proposed rear extension.
- 4.3.6 The proposal includes an alteration to fenestration on the north facing side elevation, whereby the form of the ground floor window would be made smaller.
- 4.3.5 The proposed development, in my view, is sympathetic to the existing dwelling in terms of scale, form and materials. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 The front porch extension be largely visible and the rear extension would be partially visible from the streetscene. The dwelling is set into the plot and partially obscured by vegetation. Both proposed extensions are considered to be subservient, and the proposed materials, scale and roof forms are sympathetic to the original dwelling and would not harm the character and appearance of the streetscene.
- 4.3.8 Regarding no.19 Meadow Way Aston Rise, the non-adjoining neighbour, the depth of the proposed rear extension would not exceed the depth of the rear element of no.19. Both no.21 and no.19 are set in from the shared boundary. As such, it is not considered that the proposal would result in unacceptable harm upon the no.19's living conditions, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.
- 4.3.9 Regarding no.23 Meadow Way, the adjoining neighbour, the proposed rear extension is set in from the shared boundary by 0.1m and with a modest eave's height of 2.3m and a depth of 3.5m, it is not considered that the proposal would result in unacceptable harm upon the no.19's living conditions, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.

4.3.10 It is considered that the design of the proposal is acceptable in planning terms, as the proposed works would be sympathetic to the host dwelling in form, scale, and external materials. Though the works would be visible from the streetscene, they are considered sympathetic and subordinate, so would not result in any negative impact upon the character and appearance of the streetscene. As such, I am satisfied that there would be no loss to existing residential amenity as a result of the proposed development and that the proposed development complies with Policy D1, D2 and D3 of the NHLP.

Highways and Parking:

4.3.11 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.12 The proposed development is not large enough in scale to cause 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:

4.3.13 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 Conclusion

4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 and of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 March 2025	