

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02223/FPH	Two storey side extension and single storey front and rear extensions following demolition of existing detached garage. front open sided porch; enlarged and repositioned front and rear dormer windows. External render and alterations to fenestration. (Development has commenced)	20 Brook View Hitchin Hertfordshire SG4 9NY

Submitted Plan Nos

Location Plan DAV-21-01 DAV-21-02-Rev E DAV-21-03 DAV- 21-04-Rev C

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 **Site History**

- 2.1 24/01972/NMA - Infill between rear dormer windows to create a single box dormer (as non-material amendment to planning permission 23/02419/FPH granted on 28/11/2023). – Refused
- 2.2 23/02419/FPH - External rendering to existing dwellinghouse and approved extensions and Hardiplank to dormer windows (as a variation of planning permission 21/01556/FPH granted 28.07.2021) – Conditional Permission
- 2.3 23/02177/NMA - New and existing external walls to be in off white colour render, new and existing dormers to be in grey Hardiplank cladding (as non-material amendment to planning permission 21/01556/FPH granted on 28.07.2021). – Refused
- 2.4 21/01556/FPH - Two storey side, single storey rear and single storey front extensions following demolition of existing detached garage. Provision of vehicular access to property via dropped kerb and vehicle crossover to provide parking to front elevation – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 20 comprises a semi-detached bungalow accessed off Brook View within a predominantly residential area in Hitchin.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for the erection of a two-storey side extension and single storey front and rear extensions following demolition of existing detached garage. front open sided porch; enlarged and repositioned front and rear dormer windows. External render and alterations to fenestration. (Development has commenced).

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the development and its resultant impact on the character and appearance of the area.
- The impact that the development has on the living conditions of neighbouring properties.
- The impact that the development has on car parking provision in the area.
- The impact that the development has 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 This application seeks to amend the previous approval, which has been implemented except for the erection of a larger rear dormer window. The previously approval concluded that the design of the development is acceptable. The alterations are be limited to the rear elevation, with limited views being gained from the road and from neighbouring dwellings. The adjoining neighbour benefits from a dormer window of similar form and scale, extending across the roof slope to the rear. Given the similarity between these two dormer windows, I consider that the extended dormer is acceptable in design terms.
- 4.3.4 The 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 The extended rear dormer window would not significantly enlarge the bulk of the dwelling beyond the existing built envelope of the dwelling and the approved enlargements from previous permissions. I do not consider that light loss and associated dominance is unacceptable. Outlook from the dormer would be similar to the existing house and is therefore not considered to allow for unacceptable overlooking for neighbouring occupiers when compared to existing. The rear extension,

side extension and front dormers do not significantly extend the dwelling beyond the external elevations of neighbouring dwellings and the bulk of the dwelling past other properties, and are therefore not considered to be unacceptably dominating or shadowing. No neighbour objections were received.

- 4.3.7 Given the above, it is considered that the development results in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The development is served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally is not harmful.

Environmental Implications:

- 4.3.9 The development, by virtue of its limited scale in general terms together with the sustainable location has no significant implications for the local environment in terms of carbon emissions and therefore is 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 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 condition planning permission be **GRANTED** subject to the following conditions:

1. 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 February 2025	