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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Melissa Tyler.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                            | APPLICATION SITE                                         |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| 25/00715/FPH             | Single storey rear extension linking to existing garage and alterations to roof and fenestration of garage to facilitate garage conversion following partial demolition. Single storey side extension. Hard landscaping works and alterations to fenestration. | 27 Uplands Avenue<br>Hitchin<br>Hertfordshire<br>SG4 9NH |

**Submitted Plan Nos**

P241009-02-Rev-P1

**1.0     Policies**

## 2.0 **Relevant Site History**

- 2.1 24/02449/FPH 27 Uplands Avenue, Hitchin - Alterations to roof including roof extension and insertion of rear box dormer and front rooflights to facilitate loft conversion. Single storey rear extension linking to existing garage and alterations to roof and fenestration of existing garage to facilitate conversion of garage to office/utility following partial demolition. Alterations to fenestration **REFUSED**

*Reason 1 - The proposed rear extension, hip to gable roof extension and rear dormer, by reason of its design and scale would result in an unsympathetic addition to the existing dwelling that would unbalance the form and character of the pair of semi-detached bungalows, resulting in a detrimental impact upon the character and appearance of the property and the surrounding area. The proposed development would fail to comply with Policy D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and Paragraph 135 of the National Planning Policy Framework (2024).*

*Reason 2 - The proposed dormer roof extension, by reason of its design and depth extending past the existing rear elevation, and the depth of the single storey extension would result in an unacceptable overbearing impact upon the occupiers of the adjoining neighbouring property (No. 29). The proposed development would fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the core principles set out within the National Planning Policy Framework (2024).*

## 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 lies on the northern side of Uplands Avenue and comprises residential semi-detached bungalow. The ground levels rise from the road to the front elevation of the bungalow. The streetscene along the northern side comprises of semi-detached bungalows which have a uniform presence. Two storey dwellings and bungalows are located on the opposite side of the road with varying designs.

### 4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a single storey rear extension linking to existing garage and alterations to roof and fenestration of garage to facilitate garage conversion following partial demolition. Single storey side extension. Hard landscaping works and alterations to fenestration.

### 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 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities”*. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The application site is set back from the public highway and the ground levels rise from the highway to the front of the site, it then levels off where the house sits then a slow rise to the rear of the garden. The development would not be highly visible in the streetscene other than the car port section, it is considered that the proposed extensions would retain the predominant character of the host dwelling within the street scene. Furthermore, the extension would feature materials to match those of the existing dwelling.

4.3.4 The application would see the construction of approximately 5 m deep full-width ground floor rear extension linking with an existing outbuilding sited behind the garage. Looking at site history of other properties in Upland Avenue it shows that there are a variety of depths of rear extensions similar to the proposed scale.

4.3.5 Given the above, it is considered that the proposed development would not result in an unacceptable impact upon the character and appearance of the host property and would therefore be compliant with Policy D1 and D2 of the District Local Plan and the core principles set out within the National Planning Policy Framework.

#### 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 proposed development would result an increased projection along the party boundary with No. 29 Uplands Avenue. However, the height of the extension would maintain a single storey height reducing any overbearing impact upon the neighbouring

occupiers. Furthermore, the proposed extension would be built on a levelled ground reducing the height of the extension compared to the neighbouring gardens. The height of the extension is 3 metres at the point it meets the existing rear elevation and with the level changes it would be 2 metres at the rear elevation when measured from the neighbouring property at No 29.

- 4.3.8 No. 25 Uplands Avenue is a semi-detached bungalow set off the boundary with the application site. No. 25 features an existing garage that sits in close proximity to the party boundary with No. 27 Uplands Avenue. The proposed development would result in a single storey height extension. Furthermore, given the separation between the two properties and the siting of the existing neighbours garage, there would be no unacceptable impact upon the amenities of the neighbouring occupiers.
- 4.3.9 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the District Local Plan and the aims of the National Planning Policy Framework.

#### Highways and Parking:

- 4.3.10 The proposed development would result in the addition of two bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street car parking able to accommodate two car with on-street parking available. Public transport is accessible within a relative short distance away providing links to the town centre of Hitchin.

#### Environmental Implications:

- 4.3.11 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.
- 4.3.12 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.

#### **Biodiversity Net Gain (BNG)**

- 4.3.13 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 contrary to Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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.

**Biodiversity Net Gain**

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

**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.

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| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 15 May 2025</p>                                                                  |                                                                                                                                                 |