

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Tom Rea.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                                                                          | APPLICATION SITE                                       |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| 25/00731/FPH             | Single storey front extension to include conversion of existing garage into habitable accommodation, raise existing rear patio level, and alterations to existing fenestration. Front landscape alterations to accommodate two parking spaces including widening the gate entrance and increase of block paving to driveway. | 17 Benslow Rise<br>Hitchin<br>Hertfordshire<br>SG4 9QX |

### Submitted Plan Nos

24088 - 001 24088 - 010

### 1.0 Policies

|    |                                         |
|----|-----------------------------------------|
| D1 | Sustainable design                      |
| D2 | House exts, replcmnt dwellings outbuild |
| D3 | Protecting living conditions            |
| T2 | Parking                                 |

## 2.0 **Site History**

2,1 None relevant

## 3.0 **Representations**

3.1 Site Notice/Adjoining occupiers: Letter received from occupier of 19 Benslow Rise in support of the application.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

Detached property with integral garage located on the north west side of Benslow Rise.

### 4.2 **Proposal**

Single storey front extension to include conversion of existing garage into habitable accommodation, raise existing rear patio level, and alterations to existing fenestration. Front landscape alterations to accommodate two parking spaces including widening the gate entrance and increase of block paving to driveway.

### 4.3 **Key Issues**

#### 4.3.1 **Design and appearance**

The proposed front extension would extend across the front of the dwelling but it would be modest in depth (1.57m) with a simple sloping roof. I can see no objections to the proposed design in this location. There are limited changes to the fenestration on the front elevation and the replacement of the garage door with a window which matches the other windows is acceptable. The use of white UPVC windows is acceptable as the

property already has white upvc windows. Matching brickwork and roof tiles would also be used.

The front landscaping would lose some of the garden area and front hedge but some soft landscaping would be retained. Many houses in the road have large hardsurfaced areas so the proposed landscaping would be in keeping with the street scene in this regard.

The raising of the existing rear patio area would be by a modest amount projecting only 2 metres or so from the rear elevation.

#### Impact on the street scene

The front extension would be noticeable from the street however it is a modest projection and limited to a single storey and therefore would not result in an obtrusive addition that would be harmful to the street scene. No. 21 has similar front extension. Some of the front hedge would be retained in any event thereby reducing its impact. As mentioned several properties in the road have large driveways therefore the proposed hardsurfaced area would not be out of keeping. The proposals would therefore comply with Policy D1

#### Impact on neighbours

The proposed front projection is only 1.57m in depth and there are no main flank windows that may be affected on either adjacent property.

At the rear of the house No. 15 is set back considerably and there 1.8m high fences / garden walls on both side boundaries that screen any viewing from the extended patio.

The development would not adversely impact the amenities enjoyed by either neighbour and would therefore comply with Policy D3 of the Local Plan.

#### Parking

Two parking spaces would be provided within the front curtilage therefore mitigating against the loss of the garage space.

#### Climate change / BNG

This householder application is exempt from the requirement to demonstrate a 10% net gain in biodiversity and the small scale of the development means that it is unlikely to result in a significant impact on local climate change.

#### 4.4 **Conclusion**

The proposals are acceptable in planning terms.

#### 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.

### **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.

|                                                                                                                             |                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <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>                                                                  |                                                                                                                                                 |