

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02499/FPH	Single storey side extension and front porch	69 Periwinkle Lane Hitchin Hertfordshire SG5 1TY

Submitted Plan Nos

069/PER/003/B 080/CAR/OS

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

24/02498/LDCP - Roof extension to form gable end. Insertion of rear box dormer window including Juliet balcony and 4no front rooflights to facilitate loft conversion. Granted.

To the attached neighbour no.70 Periwinkle Lane is an existing planning approval under 16/01878/1HH for a two-storey rear and part two storey side extensions. Single storey front porch and side extensions.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Consultees** – N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the west side of Periwinkle Lane and comprises of a two-storey, semi-detached residential dwelling with detached outbuilding sited to the rear and behind the timber double gates. The front garden has been laid to hardstanding for the parking of vehicles.

4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Single storey side extension and front 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 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 proposed single storey side extension would extend from the flank elevation of the existing dwelling by 2.0m and up to the party boundary with the neighbouring property to the south no.68 Periwinkle Lane. The length of the extension would measure 7.2m, this would incorporate a 1.5m projection which would form the front porch. The width of the extension to the front of the dwelling measures 4.1m with a slight projection beyond the existing front bay window. The roof form of the side extension would be monopitch leading to a pitched roof at the point where the extension forms the front porch with a height to ridge being 3.2m. Openings would include a full-length window and doorway to the rear elevation with a window and main entrance doorway to the front elevation and two-velux rooflights to the side extension. Materials would match those of the existing dwelling.

4.3.4 Given there is an existing extension to the front of the attached neighbouring property, and there is a lengthy grass verge prior to the start of the front curtilage of the application site, I am of the view that the proposed development would not result in harm to the streetscene and would be acceptable.

Impact on Neighbouring Properties:

4.3.5 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.

4.3.6 The neighbouring dwelling would retain a distance of approximately 2.0m by the presence of the existing driveway from the proposed development. The orientation of the dwelling also means that any impact as a result of the proposed development would have no significant impact on existing residential amenity and is acceptable.

Highways and Parking:

4.3.7 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.8 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.

Environmental Implications:

- 4.3.9 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.
- 4.3.10 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.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with 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.

3. The extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 December 2024	