

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02462/FPH	Replacement raised roof including first floor rear extension with Juliet balconies and insertion of two front dormer windows to facilitate additional accommodation at first floor level. Single storey rear extension, open sided front porch canopy and reposition access path/steps to front door. External render and cladding. Alterations to fenestration.	62 St Albans Road Codicote Hitchin Hertfordshire SG4 8UT

Submitted Plan Nos

8394-P01 8394-P02 8394-P03 8394-P04 8394-P05A 8394-P06

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 01/00214/1HH - Raising pitch of roof and two dormer windows to facilitate loft conversion. Rear conservatory and new front porch – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – 1x Support from No. 60 St Albans Road:

“We support this application. The proposed build looks incredible and we wish you all the best with the works.”

3.2 **Parish Council** – No representation.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 62 comprises a detached chalet bungalow off St Albans Road, Codicote. The area comprises residential dwellings.

4.2 **Proposal**

4.2.1 Planning permission is sought for:

- Replacement and raising of the main roof.
- First floor rear extension.
- Addition of 2 No. front dormer windows.
- Single storey rear extension.

- Open sided front porch canopy
- Reposition stepped access to the front door.
- External rendering and cladding of property.
- Alterations to fenestration.

4.2.2 The proposed materials of construction would be a slate roof, flat membrane roof, white aluminium windows, smooth white render, light grey wood cladding and white aluminium front door.

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 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 The proposal would significantly enlarge the built bulk of the dwelling, and effectively change alter what is now a chalet bungalow to what would be tantamount to a two storey dwelling. It should be noted that No. 60, the adjoining property, benefits from extensions approved by LPA ref 23/01089/FPH, and these are similar in height and bulk to what is proposed on this application but would retain the chalet style of the existing dwelling. The surrounding street scene comprises a mix of chalet bungalows and two storey dwellings, and therefore, do not consider that this part of Codicote has a single design style or character feature. Given the mix of house styles to this part of Codicote, together with the proposed development's use of traditional built form and materials of construction, I do not consider that the appearance of the proposed development would appear out of place and would not be unacceptable. It is acknowledged that the proposal would significantly enlarge the dwelling, and the dwelling sits at a higher land level than the road, however, I do not consider that the 3D bulk of the proposal would be harmful to the local character. The repositioning of the access to the dwelling, to the centre of the principal elevation is not considered to be harmful. Codicote Neighbourhood Plan policy COD1 is considered to be complied with due to the sympathetic nature of the development proposed and the use of traditional materials and built form. The site is in close proximity to VIEW 10 identified within Policy COD 16 of being an important view. I do not consider that the development would harm this protected view given it relates to Cowards Lane and St Albans Road, an area to the north and east of the site. This is also confirmed by Figure 37, appendix I of the Neighbourhood Plan.

- 4.3.4 The proposed 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 proposed development does not seek to enlarge the dwelling beyond the principal and rear elevations of either neighbouring dwelling. Neither neighbour benefits from amenity spaces adjacent to their side boundaries, though it appears that No. 64 benefits from a side door/window. Given the existing bulk and height of the dwelling, I do not consider that the development would be unacceptably harmful to the amenities of these neighbours, by way of a loss of light or by giving rise to dominance. No side windows are proposed, and I do not consider that outlook from the first-floor windows, primarily, the juliet balconies would allow for unacceptable overlooking into neighbouring curtilages given their outlook to the front and rear of the property. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result 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 proposed development would be served by a single parking space that is off-street. The development would not reduce off-street parking for this dwelling, and therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

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 proposed 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 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.

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	