

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02358/FPH	Single storey front and rear extensions. Installation of additional front hardstanding. (Amended plan received 11/03/25).	9 Garden Fields Offley Hitchin Hertfordshire SG5 3DF

Submitted Plan Nos

0305 101 0305 201 0305 301 rev B

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Site Notice / Adjacent residents:

No. 10 raised the following concerns

plans we feel are misleading in accuracy with the existing site plan correctly showing a downpipe on the boundary line and then the proposed development plan showing the front extension boundary being built on the boundary line with the rainwater pipe being moved completely on to our land. At no point have we agreed to have works take place to/on our land or property in advance of the application being submitted. Whilst possibly not a material matter, these inaccuracy in the proposed drawings/plans provide some doubt as to where the wall will be placed and thus impacting our ability to comment. Verbally our neighbours have said the front extension will not astride the boundary, but the plans appear to state otherwise. It has not been clear from the submitted plans nor the informal conversations exactly where the front extension would be built.

A material planning consideration is the impact the front extension would have on our use of our driveway. Our driveways are shared in effect, albeit with a clear boundary in the paving. By building so close to our boundary line we believe that it would impact on our use of our driveway. By not having a solid boundary it does enable easier access into and out of the car on the boundary line side (which is even more necessary if like us you have a young child who still requires help to buckle them into the car). I have attached an image to show you the space for car door opening when there are two cars parked side by side on the driveways. Should a wall be built on or immediately next to the boundary line there is clearly less room for door opening and basic manoeuvring. Therefore, it could be argued that a solid boundary wall on or as close to the boundary, as appears to be being suggested, does impact access and use of our driveway. It should also be noted that many of the properties in Garden Fields have this parking arrangement and therefore there is potential of setting a precedent that then means others on the estate may choose to also extend onto their driveway which could negatively impact on multiple households and their use of driveways which could in turn generate a wider parking problem.

We understand that you'll be assessing the application in line with the North Hertfordshire Local Plan 2011-31 (D2, SP9) and so factors such as design/impact on street scene, and that within the estate there are no flat roofs on the front/roadside elevations, would be considered anyway by yourself as a matter of course.

3.2 Offley Parish Council : No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Semi-detached property located on the north west side of the Garden Fields development. The site is located within the Great Offley Conservation area.

4.2 **Proposal**

4.2.1 Two storey side extension and single storey rear extension. Insertion of rear dormer window to facilitate loft conversion. Alterations to fenestration

4.3 **Key Issues**

Design and appearance

4.3.1 Following concerns raised by neighbour at No.10 in regards to the downpipe situated on the boundary, amended plans were submitted. The single storey front extension has been brought off the shared boundary and set back from the front main wall of the existing house and matching materials are proposed. These aspects as well as the flat roof helps to maintain a subordinate impact on the existing dwelling and neighbouring dwelling. The rear single storey projection is relatively modest and the simple flat roof with two rooflight is an acceptable design solution for single storey extensions.

4.3.2 The proportions of brick to window and door openings is acceptable and it is noted that the fenestration generally follows the design of the existing dwelling. Overall I consider that the proposed extensions would comply with the criteria for acceptable design set out in Local Plan policies D1 and D2.

Impact on Heritage Assets

4.3.3 The submitted application form and plans appear to indicate that the extensions would use similar materials and fenestration as the existing property in keeping with the character and appearance of the Conservation Area. In my opinion the proposed rear and front extensions would have a negative impact on the Offley Conservation Area.

4.3.4 There are no nearby listed buildings or non-designated assets. The proposals do not interfere with any of the key views identified in the Offley Conservation Area Character Statement.

Impact on neighbours

- 4.3.5 The rear extension is set in from the side boundaries with both No. 10 and No. 8 and as mentioned above has a modest projection. It will have little, if any, impact on the residential amenities enjoyed by the neighbour at No.8 and 10 and therefore would be compliant with Policy D3 of the Local Plan.
- 4.3.6 The front extension, whilst it would be visible in public views it would largely be seen against the backdrop of the existing front garage elevation of the existing house and is unlikely to have any adverse impact on the visual amenities of the locality in my opinion.

Highways and parking

- 4.3.7 Following the conversion of the existing garage and use of one parking space for the front extension 2 spaces would be lost to the development, however with the increase in hard landscaping on the front garden area provides an additional parking space to meet the parking SPD standards. Although the loss of the lawn area to parking is not desirable neighbour properties have parking areas to the front. There still remains a level of green infrastructure in the street scene.

Climate change and sustainability

- 4.3.8 The small scale of this proposal means that there would be limited impact on local climate change.

Biodiversity Net Gain

- 4.3.9 This householder application is exempt from need to demonstrate biodiversity net gain under the Biodiversity Regulations of the Environment Act 2012.

4.4 **Conclusion**

The proposals are acceptable in planning, environmental and highway 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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

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.

4. The rainwater goods to the front extension shall be wholly sited on the property of No. 9 Garden Fields

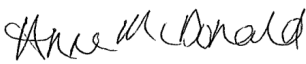
Reason: To ensure no encroachment onto neighbouring properties in line with D2 and D3 of the North Hertfordshire Local Plan 2011 to 2031.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 April 2025	