

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00583/FPH	Two and single storey side extension; single storey rear extension and front porch with mono-pitched roof to front element. Alterations to fenestration and installation of front and side access steps.	29 Bradleys Corner Hitchin Hertfordshire SG4 0PR

Submitted Plan Nos

225/25/100 225/25/101 225/25/102

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two storey dwelling with a pitched roof. Rear party boundaries are 1.8m high fences. Ground levels rise fairly steeply to the rear. The site is in a residential area comprised of semi-detached and terraced dwellings.

4.2 **Proposal**

- 4.2.1 The erection of a two and single storey side extension with pitched and flat roofs which will replace an existing side projection, a single storey rear extension with a mono-pitched roof, a new front porch with steps down, new side steps, and alterations to rear openings. The number of bedrooms will be increased from three to four.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, neighbour amenity, and parking.

Design

- 4.3.2 There are no objections to the new openings, steps and porch as these will have minimal on the dwelling and locality and will be in keeping with their character and appearance. The rear extension would be small and would be of a size, siting and design in keeping with the character and appearance of the host dwelling, and will not be visible in the locality.

- 4.3.3 The two and single storey side extension will not be small, however it will not be excessively large compared to the host dwelling, and will have a design in keeping with its character and appearance. The side extension will not harmfully unbalance the pair of semi's, and will not harm the street scene as it will not result in a terracing effect and will be of a sympathetic design. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.5 The new openings will have similar impacts to the existing and will not harm amenity. The new front porch and steps would be small additions that will not harm amenity. The rear extension will be 3m in depth and of a relatively low height and would be obscured from both neighbours by boundary fencing, and will not harm amenity.
- 4.3.6 The two storey side extension is considered to be sufficiently far from facing side openings of No. 27 to not appear overbearing and cause loss of light, and will not harm privacy as no side openings are proposed. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.7 The number of bedrooms would be increased from three to four. The site will have parking provision for two cars, which complies with Local Plan Policy T2 and is acceptable.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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.

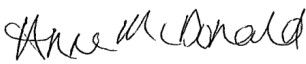
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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.

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	