

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01973/FPH	Convert existing hipped roof to a gable end and insertion of no.2 dormer windows to existing front elevation roofslope. Remove existing side elevation (loft) window and erection of small orangery style extension to the rear elevation (as renewal of planning permission reference 21/01565/FPH granted on 18.10.2021).	45 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA

Submitted Plan Nos

1028/PL/27 A 1028/PL/20 1028/PL/21 1028/PL/22 1028/PL/23 1028/PL/24 1028/PL/PL25 A
1028/PL/26 A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Site History**

- 2.1 21/01565/FPH - Convert existing hipped roof to a gable end and insertion of no.2 dormer windows to existing front elevation roofslope. Remove existing side elevation (loft) window and erection of small orangery style extension to the rear elevation (as amended by plan received 8 October 2021). – Conditional Permission
- 2.2 21/00716/LDCP - Convert existing hipped roof to a gable end to extend existing bedroom in loft space and insert window to gable end – Granted
- 2.3 21/00297/FPH - Erection of outbuilding in rear garden – Conditional Permission
- 2.4 00/00056/1HH - Two storey rear and side extension to include new porch – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 45 comprises a two-storey semi-detached dwelling situated to the east of Waterdell Lane within a predominantly residential area of Hitchin.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for:

- The conversion of an existing hipped roof to a gable end and the insertion of 2 No. dormer windows to the existing front elevation roofslope.
- Remove existing side elevation (loft) window
- Erection of small orangery style extension to the rear elevation
- All works as a renewal of planning permission reference 21/01565/FPH granted on 18/10/2021.

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 seeks to renew a presently extant permission. The previous permission concluded that the scheme was acceptable in design and appearance terms. A replica scheme is submitted, and the surrounding street and the relationship between the host dwelling and the surrounding area predominantly remain consistent with the time of the previous application. I consider that the character and appearance of the extensions are acceptable.

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 circumstances of neighbouring dwellings remain consistent between the two applications. The proposed extension would extend modestly beyond the rear extension present to the adjoining neighbours. It is therefore unlikely to occasion unacceptable harm in the form of a loss of light or from dominance arising for neighbouring occupiers. Outlook from the extensions is not considered to give rise to harm in the form of a loss of privacy for these neighbours to the site.

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 minimum of two parking spaces that are off-street, 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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 October 2024	