

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01164/FPH	Part two storey and part single storey side/rear extension following demolition of existing rear element. Installation of first floor side window.	37 Bearton Road Hitchin Hertfordshire SG5 1UE

Submitted Plan Nos

2025/14/03 2025/14/01 2025/14/02

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 **Relevant Site History**

2.1 24/02165/LDCP - Insertion of rear L shaped box dormer window and two front rooflights to facilitate loft conversion.

Granted

2.2 94/00050/1HH - Vehicular crossover.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The property is a two-storey, semi-detached dwelling located on the south side of Bearton Road, Hitchin. The site benefits from a driveway and a long rear garden.

4.2 **Proposal**

- 4.2.1 Part two storey and part single storey side/rear extension following demolition of existing rear element. Installation of first floor side window.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 proposed side/rear wrap around extension, would have an initial single storey element followed by a two-storey element followed by a final single storey element. The initial single storey element would match the width of the dwelling, have a depth of 3.0m and have a pitched roof with an eaves height of 2.5m and a peak of 3.5m. The two-

storey element would match the width of the dwelling, have a further depth of 3.5m, thereby extending 3.1m deeper than the existing rearmost two-storey element wall, have a gable-end roof on the side elevation with an eaves height of 5.0m to match existing and a peak height of 6.4m, and have a pitched roof on the rear elevation to match the roof form and height of the existing two-storey rear element with an eaves height of 5.0m and a peak height of 7.5m. The final single storey side/rear element would match the width of the dwelling, have a further depth of 4.2m, thereby extending 5.2m deeper than the existing rearmost single storey element, and have a pitched roof with an eaves height of 2.5m and a peak of 3.6m. The proposal includes 5no. rooflights, an additional first-floor side elevation window and an additional side elevation ground-floor window and external door. The proposed external materials would be facing brickwork for the walls, grey slate roof tiles and white uPVC windows and doors, all to match existing. The scale of the proposed extension is considered to be proportionate and subservient to the existing dwelling and would be suitably sympathetic to the prevailing grain of development found locally.

- 4.3.4 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and would not result in an adverse effect on the character of the dwelling.
- 4.3.5 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.6 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.
- 4.3.7 Regarding no.36 Bearton Road, the adjoining neighbour, the proposal would extend 1.0m beyond the respective existing two-storey and single storey elements at no.36, effectively screening most of the proposal. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.36's living conditions in terms of overdominance, shading or overlooking.
- 4.3.8 Regarding no.38 Bearton Road, the non-adjoining, neighbour, the proposal would be offset from the boundary line by 0.8m and the proposed two-storey element would extend no more than 1.0m beyond the existing rear element at no.38. While there may be an increased element of shading to no.38, the proposal is considered to be sufficiently set back from the dwelling. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.38's living conditions in terms of overdominance, shading or overlooking.
- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.11 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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: 17 June 2025	