

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00067/FPH	Single storey rear extension following demolition of existing rear conservatory. Enlargement of existing rear dormer window, insertion of front roof light, front dormer window and alterations to existing fenestration. Alterations to existing garage roof including installation of solar panels. Widening of existing vehicular access, alterations to existing hardstanding and alterations to existing front boundary wall/piers.	15 Wellingham Avenue Hitchin Hertfordshire SG5 2UJ

Submitted Plan Nos

601 PL_01 Rev B 601 PL_02 Rev C

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 No previous history.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 15 comprises a semi-detached chalet bungalow off Wellingham Avenue, Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Single storey rear extension following demolition of existing conservatory.
- Enlargement of existing rear dormer window.
- Insertion of front roof light and dormer window.
- Alterations to existing fenestration.
- Alterations to existing garage roof including the installation of solar panels.
- Widening of existing vehicular access and alterations to existing hardstanding.
- Alterations to existing front boundary wall/piers.

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.

4.3.2 Materials of construction are proposed to be roof tiles, brickwork, render and UPVC windows and doors to match existing. Permeable paving is proposed to replace concrete on the driveway.

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 proposed development would enlarge the habitable space for the dwelling by introducing dormer windows to increase head height, and a roof light to provide light. Most dwellings along Wellingham Avenue benefit from twin dormer windows to their principal roof pitch, namely, No. 33 and 35 opposite the site, and other chalet bungalows adjacent to the application site. Therefore, I do not consider that the proposed introduction of dormer windows would result in an incongruous or harmful form of development. The use of render to match existing is considered to result in the development being sympathetic to the host dwelling and street scene. The proposed rear extension would be obscured from view from the street scene and would be modest in depth. It would be covered by a mono pitch roof with solar panels set on the pitch. Given the use of matching brickwork, the pitched roof and the modest scale, I consider that this extension would hold an acceptable relationship with the host dwelling. The garage would be upgraded to include a marginally raised roof and solar panels set on posts to provide an angle for collecting light. A modest projection of 30cm above the roof edge would result in the panels being visible from the public realm, however, given the set back of the garage from the highway edge, approximately 18m, I do not consider that visual harm would be significant or adverse. Alterations are proposed to the front garden area, to widen the driveway opening by repositioning the wall and piers, and by introducing hardstanding to the front garden area. These changes would not significantly alter the character of the dwelling, and would reflect some of the wider driveway portals present along Wellingham Avenue. The design is therefore 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 application site is neighboured to the west by No. 17 and to the east by No. 13 Wellingham Avenue. No. 13 adjoins the property, and benefits from a large rear extension and dormer window. The proposed extension would not extend beyond the rear elevation of this neighbour at ground floor level, and the proposed dormer would not enlarge the built bulk of the dwelling beyond the existing dormer window to both properties. The rear extensions would therefore not overbear or overshadow neighbouring occupiers. The raised roof of the garage would occasion some acknowledgeable impacts for neighbouring occupiers due to the associated increase in bulk, however, given the modest height increase, I do not consider that this would be adverse or be unacceptable. Outlook from the extensions and altered openings would be consistent with the existing dwelling, and is therefore not considered to cause losses of privacy for neighbours that would be harmful. Changes to the wall and piers to the front would result in a net loss of built bulk, but would reposition the post. I do not consider that this alteration would be dominating for neighbouring occupiers due to its modest scale. 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 minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful. The existing dropped kerb/vehicular crossover would be retained, and the brick piers to the wall would be repositioned to provide more space for vehicles to access and egress the site. Given that the point of entry to the site would remain consistent, I do not consider that harm would arise for the safe operation of the highway along Wellingham Avenue.

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. Notwithstanding the lack of detail on the plans, the area of permeable paving hereby approved and shown on Plan No. 601 PL_02 C shall be light grey permeable block paving. Unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of design and visual amenity, to comply with Policy D1 of the Local Plan 2011-2031.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 April 2025	