

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02681/FPH	Single storey rear extension and insertion of rooflights to existing rear element roofslope. Installation of front and rear ramp; stairs and raised patio. Installation of AC unit to existing side elevation. Alterations to fenestration.	71 West Hill Hitchin Hertfordshire SG5 2HY

Submitted Plan Nos

1813 01 A 1813 02 A

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 03/01612/1HH - Single storey side and rear extension. Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation** – One comment has been received from no.69 West Hill which is located to the east of the application site. The comments raise the following concerns:

- ☐ Structural impact of proposed works on the dwelling and retaining wall given existing ground levels being somewhat lower to no.69.
- ☐ Loss of sunlight onto the patio given the ground level of the proposed patio is 90cm above the patio level to no.69.
- ☐ Loss of privacy as the proposed south facing dining room window will overlook the garden of no.69 due to the height of the patio versus the garden.

3.2 **NHC Environmental Health (Noise & Nuisance)** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey residential dwelling with integral garage with the front garden having been laid to hardstanding to provide for the parking of vehicles. The dwelling already benefits from a single storey side and rear extension granted under 03/01612/FPH as detailed above. The side and rear extension that was granted sits to the rear of the two-storey element.

4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Single storey rear extension and insertion of rooflights to existing rear element roof slope. Installation of front and rear ramp; stairs and raised patio. Installation of AC unit to existing side elevation. Alterations to fenestration.

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 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The proposal would see a 3.3m single storey rear extension set beyond an existing 2.8m deep single storey extension, resulting in a combined extension to the rear of the property having a depth of 6.1m. The proposed extension would be half width 4.0m, set in from the existing extension and set 1.4m off the party boundary with the neighbouring property to the east no.69 West Hill. The roof form would be flat with a central roof lantern and a canopy with velux roof light would extend over the remaining patio for the depth of the extension maintaining a distance of 0.4m to the west side party boundary with no.73 West Hill. Openings would comprise of a single doorway to the east elevation, a window to the south elevation facing the rear garden and a set of patio doors facing the west elevation towards no.73. Given the change in ground levels which is approximately 0.9m between the application site and the neighbouring property to the east no.69 (no.69 being lower) the existing horizontal panelled fence would remain which sits above a low retaining wall and acts as a privacy screen to prevent any impact to no.69 as a result of the raised patio. To the west side elevation, the extension would

be set off the boundary with no.73 by approximately 3.7m and with timber boundary fencing already in place, I am satisfied that the proposed design of the extension is acceptable.

- 4.3.4 As a result of the proposed extension and the need to retain the existing ramped access, the proposed extension would allow for a 1.0m distance beyond the extension to the edge of the existing patio which would see the part infilling of the existing stepped access area leading from the garden to the patio with the formation of a new stepped access which would extend 1.5m into the garden.
- 4.3.5 In addition, and to allow for a continuous straight access from the garden to the east side of the dwelling, the proposal would see the removal of an existing flower bed to part of the existing patio boundary enabling the formation of a new ramp, this would then link up with the existing ramp which extends along the remaining east side of the dwelling which in turn links through to the garage and onto the front parking area. I do not foresee a need to alter or extend the exiting boundary treatment as a result of the proposed changes to the ramp and patio areas which I consider acceptable.
- 4.3.6 To the original dwelling, the proposal would see the siting of an AC unit at first floor level on the east elevation of the original dwelling facing no.69, this would be set off the party boundary by 2.4m. There are windows to the west side elevation of no.69. No objections have been received from NHC Environmental Health in terms of noise nuisance.
- 4.3.7 The final part of the proposal would see an existing single rooflight to the existing rear extension replaced with two rooflights which is acceptable.
- 4.3.8 Materials would match those of the existing dwelling.

Impact on Neighbouring Properties:

- 4.3.9 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.
- 4.3.10 In terms of the concerns raised by the neighbouring property no.69 regarding the loss of sunlight, the orientation of the dwelling means that no.69 lies to the east of the application site and although there may be some degree of late afternoon sunlight lost, the majority of the daytime sunlight will be unaffected. In terms of loss of privacy as a result of the proposed extension, the build would mean that the habitable accommodation extends further in terms of depth into the garden, however the existing boundary treatment extends beyond the depth of the patio and any impact as a result of the proposed extension on the garden would, in my view, not impact on the privacy of the garden space particularly given the extent of overlooking which currently exists. I am therefore satisfied that there would be no significant impact to existing residential amenity as a result of the proposed works.
- 4.2.11 The structural aspect relating to the proposed works would fall outside of planning legislation.

Highways and Parking:

- 4.3.12 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.13 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.

Environmental Implications:

- 4.3.14 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.16 The proposed development, 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 and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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 canopy area to the rear extension hereby approved, shall remain as a permanently open structure at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the extension does not result in significant bulk which would impact on the existing residential amenity of the occupiers of the adjacent dwelling and to comply with Policies D1, D2 and D3 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: 26 February 2025	