

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00475/FPH	Two storey side extension and alterations to fenestration.	50 Westwood Avenue Hitchin Hertfordshire SG4 9LL

Submitted Plan Nos

Location Plan Block Plan E1 - Existing Floor Plans E2 - Existing Front and Rear Elevation E3 - Existing Side Elevation P1 - Proposed Floor Plans P2 - Proposed Front Elevation P3 - Proposed Side Elevation P4 - Proposed Rear Elevation P5 - Proposed Inside Elevation P6 Existing and Proposed Roof Plans

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places

SP1 Sustainable development in North Herts

SP9 Design and Sustainability

T2 Parking

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful 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

1.3 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

Sustainability SPD

Parking at New Development SPD

2.0 **Relevant Site History**

2.1 None

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Semi-detached one and a half storey property located on the corner on the north side of Westwood Avenue. Westwood Avenue features a mix of both one and a half storey dwellings with front and rear flat roof dormers on the roof slopes and two storey semi-detached dwellings. There is a consistency in form of the one and a half storey dwellinghouses with minor extensions mainly to the rear and mainly single storey. The two storey dwellings in Westwood Avenue also have a consistent form with some front porch extensions and other extensions to the rear.

4.2 **Proposal**

4.2.1 Planning permission is sought for the two storey side extension and alterations to fenestration. The two storey side extension is a gabled projection from front to back extending beyond the existing rear elevation with higher eaves than the existing running parallel with the top of the flat roof dormers. First floor windows are proposed on the front, rear and side elevations. The existing front door is proposed to be moved to the front elevation from the side extension.

4.2.2 Materials proposed to match the existing included render to ground floor and cladding to first floor and roof tiles to match the existing.

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 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 Policy D1 of the North Herts Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3.4 Policy D2 of the North Herts Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3.5 Policy D2 goes on to state that “*extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene*”.
- 4.3.6 Given the corner location and the projection to the side a appearing forward of the building line of the dwellinghouses to the north of the host property and given the visibility of the property within the streetscene because of its corner location the appearance and form of the gabled roof design two storey extension to a one and a half existing dwellinghouse is contrary to the character of the area and host dwellinghouse.
- 4.3.7 In my opinion, the proposed development would have a detrimental impact on the character and appearance of the host dwelling and the character of the area. The gabled roof design and two storeys would not amount to good design, would detract from the visual amenities of the street scene and would not respond positively to the local context. This element of the proposals would fail to meet the criteria for good design as required by Policy SP9 and Policy D1 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.8 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. Policy D3 sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.9 The proposed side extension are set away from the shared boundary with neighbouring properties. It is therefore considered that the proposed development would not result in any unacceptable harm to the amenities for any neighbouring residential properties.
- 4.3.10 Given the above, the proposed development is considered to be in compliance with both local and national planning policies.

Parking

- 4.3.11 No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

BNG

- 4.3.12 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.

Climate change

- 4.3.13 Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change. The proposed development would be consistent with the criteria set out in Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

4.4 Conclusion

- 4.4.1 The proposed development is considered contrary to Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 12 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 **REFUSED** for the following reasons:

1. The proposed two storey side extension , by reason of its scale and gabled roof form with eaves heights above the existing one and a half storey dwellinghouse, would be unsympathetic to the host dwelling and would fail to respond positively to the site's local context and character, resulting in a detrimental impact upon the character and appearance of the property and the surrounding area. The proposed development would fail to comply with Policy D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and Paragraph 135 of the National Planning Policy Framework (2024).

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 1 May 2026	