

DELEGATED FILE NOTE

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

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

24/01753/FPH

Single storey rear infill extension

15 Masefield

Hitchin

Hertfordshire

SG4 0QB

Submitted Plan Nos

PL-499 PL-500 PL-501 PL-505 PL-506

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 08/02832/1HH Single storey side, rear and front extensions

3.0 **Representations**

3.1 No 29 – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 This is a semi-detached dwellinghouse located at the end of this cul-de-sac road. The property adjoins No. 17 and lies adjacent No. 13. The rear garden measures some 12 metres in length, which runs parallel with the neighbouring properties.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey rear extension

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 proposed development would be sited to the rear of the host property. The single storey extension would not project any further than the existing rear projection that was granted in 2008. The extension does not project much further past the neighbouring properties rear extension that adjoins the host property. It has a leanto roof design that links the existing rear projection and the brick is proposed to match the existing.

- 4.3.3 Overall, the proposed extension is generally compliant with Policy D2 of the Local Plan. Furthermore, by reason of its limited scale and siting the proposed extension would not have any material impact on the street scene or the general visual amenities of the area.

Impact on Neighbouring Properties

- 4.3.4 The proposed extension is single storey does not extension much further then the neighbours rear projection, it is therefore considered that the proposed development would not result in any unacceptable harm to the amenities for any neighbouring residential properties.

Environmental Implications

- 4.3.5 The proposed development will be consistent with the criteria set out in Policy D1 'Sustainable Design' of the North Hertfordshire Local Plan 2011-2031 (NHLP) and will be generally compliant with Section 14 'Meeting the challenges of climate change, flooding and coastal change' of the National Planning Policy Framework (NPPF) 2021.

Biodiversity Net Gain

- 4.3.6 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 On balance the proposed development is considered to comply with policies D1, D2, D3 of the NHLP 2011-2031 and Sections 12 of the NPPF 2021 and is therefore acceptable.

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 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 September 2024	