

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02639/FPH	Two storey side extension following demotion of existing attached garage. Front mono-pitch roof and alterations fenestration.	52 Ninesprings Way Hitchin Hertfordshire SG4 9NR

Submitted Plan Nos

PL-499 PL-500 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
SP1	Sustainable development in North Herts
T2	Parking

2.0 **Relevant Site History**

2.1 77/01355/1 - Erection of single storey side extension for garage

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a semi-detached two-storey dwelling on the south side of Ninesprings within a residential part of Hitchin. The ground level slopes from west to east with the detached neighbour sitting at a higher ground level. The attached neighbour sits at the same ground level. The application site also sits at a lower ground level than the highway and has a sloped driveway. The dwelling is part of a row of relatively uniform semi-detached two storey dwellings of brick, tiled gabled roofs and white uPVC windows and doors. The majority of these dwellings have a front lean-to porch/extension. The wider street scene is mixed with a row of terraced dwellings with commercial shops at the ground floor level.

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 Two storey side extension following demotion of existing attached garage. Front mono-pitch roof and alterations fenestration.

4.2.2 The two-storey side extension would be 3.15m wide, 7.82m deep with a side gable roof peaking at 8m with eaves at 5m.

4.2.3 The front canopy would be single storey, 6.2m wide, 1.2m deep with a lean-to roof peaking at 3.44m with 2.8m high eaves.

- 4.3.4 The proposed materials are roof tiles to match existing, uPVC double glazed windows to match existing (White), Brickwork to match existing and white aluminium French doors.

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 and beautiful 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 The attached neighbour at No.54 Ninesprings has a two-storey side extension, as such this proposal would seek to rebalance the pair of semis. The proposed materials, fenestration, roof form and scale would all be sympathetic to the existing dwelling and streetscene. The width of the extension would be modest and would ensure a subordinate relationship with the dwelling. The proposed front roof / canopy would be sympathetic in scale and design to the attached neighbour and therefore would have a positive influence on the character of the semis as seen from the highway. I therefore consider that the scale and design of the proposed development to be compliant with policy D1 and D2.

Impact on Neighbouring Properties:

- 4.3.5 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.
- 4.3.6 The proposed side extension would not extend beyond the rear wall of either neighbouring dwellings and as such, due to its position and scale would not result in any overbearing or overshadowing of neighbouring amenity. The proposed front roof would be single storey and would continue the existing building line of the attached neighbour, as such I do not consider that this extension would contribute to any harm to either neighbour.
- 4.3.7 The site features a moderately sized garden; the acceptable design and scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

Highways and Parking:

- 4.3.8 The proposed development would result in the creation of an additional bedroom. The site has a modest front garden which could accommodate 2 car parking spaces. The dwelling also benefits from the public transport links of a bus stop opposite the dwelling. Therefore, there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.9 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:

- 4.3.10 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.
- 4.3.11 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 2023.

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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 January 2025	