

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02597/FPH	First floor side extension; insertion of rear projecting window and alterations to dormers and openings and new dormers and openings throughout, following demolition of existing rear conservatory. Replacement roof tiles	Mansard Newlands Close West Hitchin Hertfordshire SG4 9BA

Submitted Plan Nos

41_SP_01_P1 41_EX_00_P1 41_EX_01_P1 41_EX_02_P1 41_EX_03_P1 41_EX_04_P1 41_PL_00_P2
41_PL_01_P2 41_PL_02_P2 41_PL_03_P2 41_PL_04_P2

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

SP9 Design and Sustainability

2.0 **Relevant site history**

2.1 01/00151/1HH - Rear conservatory – Approved 15/03/01.

2.2 93/01396/1HH - Front entrance porch – Approved 20/10/94.

2.3 86/01070/1 - Erection of first floor side extension – Approved 13/08/86.

2.4 79/00214/1 - Erection of single storey front and side extension to existing dwellinghouse – Approved 13/02/79.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey detached dwelling with a pitched roof. Rear party boundaries are comprised of vegetation 2m to 3m high. The site is in a residential area comprised of detached dwellings.

4.2 **Proposal**

4.2.1 A first floor side extension with a pitched roof, a rear bay window that would replace a conservatory, altered and new dormers and openings, and replacement roof tiles to match the existing. The number of bedrooms would not be increased.

4.3 **Key Issues**

4.3.1 The key material considerations are design, and neighbour amenity.

Design

- 4.3.2 There are no objections to the replacement roof tiles as they would match the existing. The new and altered dormers would be of a similar size and siting to the existing, and are acceptable. The new and altered openings would be of a different design and materials to the existing, however it's considered that they will remain in keeping with the character and appearance of the dwelling and will not harm the street scene.
- 4.3.3 The proposed rear bay window will be smaller than the conservatory it would replace, and is considered to be of a design in keeping with the character and appearance of the dwelling and locality. The associated new rear garden landscaping is acceptable.
- 4.3.4 The proposed first floor side extension would be a small enlargement of the dwelling, and is considered in keeping with its character and appearance. The outer side wall of this extension would be approx. 1.2m from the side boundary of the site, which will be sufficient to prevent a terracing effect with the neighbouring dwelling. The design is acceptable. The proposal would therefore comply with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.5 The replacement roof tiles will have similar impacts to the existing and are acceptable. The new and replacement dormers and openings will have similar impacts to the existing and are acceptable. The new rear bay window will be smaller than the conservatory it will replace and will not harm amenity.
- 4.3.6 The proposed first floor side extension could only potentially affect the amenity of neighbouring dwelling Ashdown to the NW due to its proposed siting and size. The side extension is considered to be sufficiently far from Ashdown to not affect its habitable rooms, and will not affect privacy as it will not have any side openings.
- 4.3.7 The extension would be more visible from the rear garden of Ashdown, however it's not considered that it will be harmful to the garden as it will be set off the boundary, be of a small size, and largely behind the main rear garden area of Ashdown. The proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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 external materials to be used for the extension and alterations shall match those of the existing dwelling.

Reason: In the interests of character and appearance. To comply with Policies D1 and D2 of the Local Plan.

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: 15 January 2025	