

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01914/FPH	Part two storey and part single storey rear extension and single storey front extension incorporating front porch following demolition of existing rear element. Alterations to fenestration including insertion of first floor window in existing side elevation and alterations to driveway to provide three parking spaces.	120 High Street Kimpton Hitchin Hertfordshire SG4 8QP

Submitted Plan Nos

Location Plan Block Plan 24-253 2 24-2453A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Parish Council** – No comments, subject to receiving views from residents.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling with a pitched roof. Rear party boundaries are comprised of 1.8m high fences and some higher vegetation. The site is on different ground levels to both neighbouring dwellings. The site is in a residential area comprised predominantly of detached and semi-detached dwellings.

4.2 **Proposal**

- 4.2.1 The proposal is for a two and single storey rear extension with pitched and flat roofs, a single storey front extension with a pitched roof, the conversion of an attached single garage to habitable rooms, and alterations to side elevation openings. The number of bedrooms will be increased from 3 to 5. Hardstanding at the front of the site will be enlarged to provide additional parking (the existing vehicular access will not be altered).

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, impacts on neighbour amenity, and parking.

Design

- 4.3.2 There are no objections to the proposed altered openings. The additional hardstanding would be a small increase to the existing and would retain a reasonable area of front garden, and is not considered harmful to the character and appearance of the site and locality. There will be no external alterations from the garage conversion, and will not affect the dwelling and locality.
- 4.3.3 The proposed front extension would be small, is not considered excessively deep, and would be of a design in keeping with the character and appearance of the dwelling. The front extension would have limited and acceptable impacts on the street scene as it would be set back from the front of the site, obscured by vegetation, and the furthest-projecting porch element would be small.
- 4.3.4 The proposed rear extension would not be small, however it is not considered excessive in relation to the size of the dwelling. This extension is considered to be of a design, size, roof form and siting in keeping with the character and appearance of the dwelling. Impacts on the street scene of the rear extension will be limited and acceptable. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.5 The enlarged parking area at the front of the site would be a small increase in size of the existing driveway and will utilise the ground levels at the highest level of the driveway near the dwelling, and would not be considered to result in harm to amenity.
- 4.3.6 The proposed front extension would be of a small depth and size at its sides, and the deeper porch will be in the centre and small, therefore this will not harm amenity. The garage conversion will not include any external alterations, and the new rooms proposed will not be considered to generate harmful impacts as they would be for domestic purposes related to the host dwelling.

- 4.3.7 Of the alterations to openings proposed, one will infill a ground floor side window and provide a new ground floor window of a similar size more to the rear. Views from this opening of the neighbouring dwelling will be largely obscured by a boundary fence, and will not cause harm.
- 4.3.8 A first floor side window facing towards No. 118 is proposed to be altered in design by removing its grids. This window is presently clear glazed and serves a bedroom. It is not stated whether the altered window would remain clear glazed, however it is considered likely due to it serving a bedroom. As it is presently clear, there are no amenity concerns with the altered window being clear.
- 4.3.9 A new first floor side window is also proposed facing No. 118. This would serve a bathroom, and is annotated on the proposed plans as being obscure glazed. It is considered that this window should be required by condition to be obscure glazed as it could potentially overlook the rear garden of No. 118.
- 4.3.10 Turning to the impacts of the proposed rear extension, No. 118 has a single storey rear extension near the boundary that the proposed extension would be a similar depth to, with the two storey part of this extension being set away from the boundary and of a smaller depth than the proposed ground floor. Due to this, and as no openings are proposed that could cause loss of privacy, the rear extension is not considered harmful to the amenity of No. 118.
- 4.3.11 The other neighbouring dwelling is No. 122. The rear extension would be more visible from No. 122, with the two storey element being approx. 4m in depth and a further 1m in depth for the single storey part. The main potential impacts would be from the two storey part, as the single storey element would be small and set off the boundary, and obscured to some extent by a high hedge within the rear garden of No. 122.
- 4.3.12 No. 122 is on higher ground approx. 1m higher than No. 120, and the rear of No. 122 is oriented such that it angles away from No. 120. Due to this, and as the closest ground floor rear opening is set away from the boundary, it is not considered that the proposed rear extension will adversely affect the rear elevation openings of No. 122.
- 4.3.13 No. 122 has a clear glazed ground floor side window near its NE corner. This window is also near the existing two storey side wall of the application property, and it is not considered that the proposed two storey part of the extension will result in materially greater impacts than the existing situation.
- 4.3.14 The extension will be visible from the rear garden of No. 122, however the impacts will be lessened by the higher ground level of that dwelling, the orientation of the plot of No. 122 which angles the garden away from the extension, and by a high hedge that will obscure part of the extension. It is not therefore considered that harm will be caused to the rear garden and amenity of No. 122. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.15 The proposal will increase the number of bedrooms and will also result in the loss of a garage. The site will however have at least two parking spaces in its curtilage, which

complies with minimum standards. Parking is considered acceptable. The proposal complies with Policy T2 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 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.

4. The first floor side window facing east towards No. 118 High Street shall be obscure glazed.

Reason: In the interests of privacy and amenity. To comply with Policy D3 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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 October 2024	