

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02811/FPH	Erection of single storey rear and side extension, patio and rear outbuilding (development commenced)	31 Thatchers End Hitchin Hertfordshire SG4 0PD

Submitted Plan Nos

A501 A101 A201 A202 Rev A A102 A103 Rev A A203 Rev A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T1 Assessment of transport matters

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 24/00159/NCS - Single storey rear extension with the following dimension:
Length as measured from rear wall of original dwelling - 6 metres 9 Prior Approval not Required

3.0 **Representations**

3.1 **Neighbour Consultation** – 1x Objection from No. 33 Thatchers End:

- Concern regarding initial accuracy of plans.
- Questions boundary matters.
- Loss of privacy to back garden area.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 31 comprises a link attached property off Thatchers End, Hitchin.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for the erection of a single storey rear and side extension, a patio and rear outbuilding. Works have already commenced.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the development and its resultant impact on the character and appearance of the area.
- The impact that the development has on the living conditions of neighbouring properties.
- The impact that the development has on car parking provision in the area.
- The impact that the development has on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The works are to the rear of the dwelling, and therefore, do not detract from and harm the character and appearance of the street scene. It is noted that the dwelling benefits from a determined NCS application, however, it appears to have diverged from this decision with regards the landscaping needed to enable the extension. Furthermore, the side extension has been erected since this was determined. Cumulatively, I consider that the scale of the rear and side extensions to be disproportionate to the host dwelling, and to be at odds with the existing grain of development along the road. The layout of the extensions is considered to be contrived, and appears 'shoe horned' into the site, with there being no clear link between the side and rear extensions. Their appearance is therefore harmful to the character and appearance of the dwelling.
- 4.3.4 The landscaping and outbuilding are considered to be acceptable in design terms and are not considered to detract from local character.
- 4.3.5 The development is therefore considered to run contrary with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore not considered to be acceptable.

Impact on Neighbouring Properties:

- 4.3.6 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.7 The extensions have resulted in a depth of approximately 6.1m to No. 29 and approximately 4.5m to the rear of No. 33. Although the extensions comprise a single storey, their heights, in particular with the variation in land levels are considered to be overbearing and results in an unacceptable degree of dominance for the occupants of either neighbour to the site. The matter of the determined NCS application is noted, and that No. 29 did not object on this application, however, given the apparent deviation from these plans by erecting the side extension, and the difference in land levels, I do not consider that this is material or extant. The depth is therefore considered to be objectionable. The raised patio was noted during my site visit as allowing for views through the existing trellis into the gardens of both neighbouring properties, down the gardens and to the rear elevations and amenity spaces of these properties. This is considered to be objectionable. The outbuilding is to the rear boundary, and is not considered to overbear or overlook neighbouring occupiers by reason of its siting.

4.3.8 Given the above, it is considered that the development results in unacceptable detrimental impact upon neighbouring occupiers and is therefore not compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.9 The development is served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally is not harmful.

Environmental Implications:

4.3.10 The development, by virtue of its limited scale in general terms together with the sustainable location has no significant implications for the local environment in terms of carbon emissions and therefore is generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

4.3.11 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 The development is considered to be unacceptable in design terms, and occasions unacceptable harm upon the amenities of neighbouring occupiers. The development therefore runs contrary to the provisions of Local Plan Policies D1, D2 and D3 and the general provisions of the NPPF. Refuse permission.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That planning permission be **REFUSED** for the following reasons:

1. The existing rear extensions, by reason of their scale and layout in the site, are not sympathetic to the scale of the host dwelling and its plot, and are harmful to the prevailing character and grain of development within the area. The development does not respond positively to the sites local context or be sympathetic to the existing house, contrary to Policy D1 and D2 of the North Herts Local Plan 2011-2031 and Section 12 of the National Planning Policy Framework.
2. The rear extensions, by reason of their design and depth extending past the original rear elevation result in an unacceptable overbearing impact upon the occupiers of the adjoining neighbouring properties. The development fails to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the core principles set out within 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 June 2025	