

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00645/FPH	Two storey and part single storey rear extension and front porch following demolition of existing rear element. Erection of rear outbuilding (as amended by plans received 29th May 2025)	28 Common Rise Hitchin Hertfordshire SG4 0HN
<u>Submitted Plan Nos</u>		
28CMN/06A	28CMN/01 28CMN/02 29CMN/03A	29CMN/03 28CMN/04A 28CMN/05

1.0 Policies

D1	Sustainable design
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D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Planning History**

2.1 **23/00011/FPH** - Part two storey and part single storey rear extension, front porch extension and detached rear outbuilding following demolition of existing garage.

Conditional Permission

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached dwelling located on the east side of Common View, Hitchin.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a two storey and part single storey rear extension and front porch following demolition of existing rear element. Erection of rear outbuilding (as amended by plans received 29th May 2025).

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be

granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

- 4.3.3 The proposal incorporates several elements. The primary element is a part two storey/part single storey rear extension, which would measure approx. 5.0m deep at two-storey and approx. 8.5m deep at single-storey. The two-storey element comprises a pair of gable ends, set away from the shared boundary with No.26 by approx. 0.3m, measuring approx. 7.7m to ridge. The single-storey element comprises a flat roof with a roof lantern, measuring approx. 2.9m in height. The scheme would also incorporate a front porch, approx. 1.5m deep and 2.9m wide, with a flat roof. Lastly, the proposal incorporates the erection of a detached outbuilding in the rear garden, measuring approx. 5.2m and 5.5m with a dual-pitched roof measuring approx. 3.6m to ridge. The extensions to the dwelling and the outbuilding would be finished in white render, plain tiles, and anthracite/black windows/doors.
- 4.3.4 It is considered that the design of the proposal is acceptable in planning terms. The proposal is largely similar in form and proportions to that approved under a previous planning application ref: 23/00011/FPH, insofar as it relates to the single storey element and part of the two-storey element. The proposed dual-gabled two-storey element is deeper than that previously approved at 5.0m deep, but this is acceptable given the 0.3m set away from the shared boundary with No.26 and the general scale of development at properties in this area, especially that of No.26 and No.32. The proposed two storey/single-storey element will largely align with the form, scale and massing of the existing extensions at No.26, which is considered suitable in this instance. The proposed front porch is a modest element and is considered acceptable. The proposed outbuilding is also a modest building which will be sited to the rear of the host dwellings garden, in close proximity to other existing outbuildings in neighbours' gardens which are bigger than the proposal. Therefore, the outbuilding is considered acceptable and would likely benefit from a permitted development fallback position in any case. The front porch and part of the rear extension will be visible from the street scene but given its set back nature this will not be harmful to character and appearance. The proposed materials for all elements are considered acceptable, given the variation on properties in this area.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The property is a semi-detached dwelling and therefore benefits from two primary neighbours, No.26 which is the other semi-detached dwelling, and No.30 which is detached. In respect of No.30, by virtue of the separation distance between the proposed extension and this neighbour, it is considered that the development is unlikely to result in any materially harmful impacts in relation to overdominance, loss of privacy, and loss of daylight/sunlight. No new first-floor side windows are proposed for this scheme. In respect of No.26, it is acknowledged that considerable extensions at single

and two-storey have taken place at this property, such that the proposal is largely seeking to match it and as a result will not result in significant harm to amenity. The part of the two-storey element closest to No.26 is 5.0m deep and within close proximity to the boundary at approx. 0.3m away, which may cause some loss of light to the closest rear facing first floor window. However, no objections have been raised in this respect, this window will still benefit from morning light given its orientation, the white render proposed will reflect light and this property may wish to extend in the future. As such, it is considered that the proposal will not result in materially adverse harm to the reasonable living conditions and well-being of this neighbour, in respect of overdominance, loss of privacy, and loss of daylight/sunlight. The front porch and outbuilding will not cause any harm to amenity, given their scale and nature.

- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.9 The proposal is exempt from the mandatory 10% BNG.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

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 extensions hereby permitted shall only be finished in the materials as stated on the email dated 30th May 2025 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and 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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 June 2025	