

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01446/FPH	First floor rear extension; alterations existing front porch roof and fenestration and Insertion of rear dormer and front rooflight to existing roofslopes to facilitate conversion of loft into habitable accommodation. External render and alterations to fenestration (as amended by revised plans received 03/10/2024).	3 Chambers Lane Ickleford Hitchin Hertfordshire SG5 3YA

Submitted Plan Nos

9029 Location Plan Site Plan 9002 9150 0127 1092 9026 V-01

SP2	Settlement Hierarchy and Spatial Distrib
SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 Site History

2.1 None on file.

3.0 Representations

3.1 Neighbour notification undertaken – no comments received.

3.2 Ickleford Parish Council consulted – no comments received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 No 3 is an end of terrace, two storey dwelling. The property is set back from the road, with space for 1-2 off street parking spaces for small cars. The surrounding area is largely residential

with a public footpath leading to the recreational ground opposite. There are several similar 3 dwelling terraces along the street. The terrace with no 3 is staggered back from the road and sits at an angle set back from the neighbouring terraces.

- 4.1.2 The site falls within the village of Ickleford. It is outside the conservation area.
- 4.1.3 Neighbouring properties have been extended at the rear including a two storey rear extension and dormer at no 2.
- 4.1.4 The existing materials include brick at the front and rear with a brown render on the side elevation and slate roof tiles.

4.2 Proposal

- 4.2.1 Consent is sought for:

“First floor rear extension; alterations existing front porch roof and fenestration and Insertion of rear dormer and front rooflight to existing roofslopes to facilitate conversion of loft into habitable accommodation. External render and alterations to fenestration.”

- 4.2.2 Materials – brick and white render (change from existing brown), slate roof to match existing.
- 4.2.3 Amended plans were accepted on 03/10/2024 which reduced the size of the dormer and improved to overall appearance of the proposal. Reconsultation was not necessary as the size of the dormer was reduced and the design improved.

4.3 Key Issues

- 4.3.1 The key issues for consideration are:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development 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, 2023 and the Ickleford Neighbourhood Plan, 2024.

- 4.3.3 Consent is sought for a first floor rear extension above the existing ground floor rear projection and a rear facing dormer, alterations to the front porch, a front facing rooflight and alterations to openings.
- 4.3.4 The first floor rear extension and dormer are substantial additions to the rear of the property and will alter the overall appearance of the property from the rear. The roof shape of the extension does not mirror that of the gable end at the neighbouring property. The roof will be asymmetric and shallow in order to accommodate a larger dormer. Whilst this roof shape is less conventional and appears slightly ‘awkward’ in design, it is acceptable overall.
- 4.3.5 The rear extension and dormer will not be visual from the street. They are of an acceptable design and scale and will not cause unacceptable harm to the existing property or surrounding area. They relate adequately to the host dwelling and the surrounding properties.
- 4.3.6 The proposed roof addition and changes to the front porch are in keeping with the property and locality and are acceptable in terms of design and appearance. The proposed roof light on the front elevation is a modest addition and is acceptable.
- 4.3.7 The proposed materials to match the existing will help to link the proposed additions sympathetically to the host dwelling. The change to white render is acceptable. The white render will be partially visible from the street. There are examples of white render in the wider locality.
- 4.3.8 The proposed development therefore complies with Policies D1 and D2 of the Local Plan, the core principles set out within Section 12 of the National Planning Policy Framework and Policy SD3 of the Ickleford Neighbourhood Plan. The design and appearance of the proposal is acceptable.

Impact on Neighbouring Properties

- 4.3.9 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.

Potential Impact on No 2 Chambers Lane

- 4.3.10 The proposed rear extension will be screened from no 2 by the extension at that property. The rear facing windows of the extension and the dormer may result in some increase in overlooking. However, this would not exceed a level that would be expected in a built up area. Alterations to the porch will not significantly alter the existing situation and will therefore not result in unacceptable impact on the amenity of the occupiers of no 2.

Potential Impact on No 4 Chambers Lane

- 4.3.11 The first floor proposed rear extension will be set in from the side elevation of no 3. In addition, no 3 is set a reasonable distance off the shared boundary with no 4. No 4 and its neighbouring properties in the terrace are sited forward of the application site. The side elevation of no 3 therefore faces the neighbouring property’s garden. However, given the stepping in of the

extension and the distance off the boundary, no unacceptable harm will be caused to the amenity of the occupiers of no 4.

4.3.12 The rear facing windows of the extension and the dormer may result in some increase in overlooking. However, this would not exceed a level that would be expected in a built up area.

4.3.13 It is noted that a new side facing window is proposed at ground floor. However, the neighbouring property will be screened by the existing boundary treatment and no unacceptable harm will be caused.

4.3.14 Given the above, it is considered that the proposed development will not result in any unacceptable harm to neighbouring occupiers and therefore complies with Policy D3 of the Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking

4.3.15 The proposed development would result in an additional room in the attic space. Although the applicant identifies the room to be used as an office, it could potentially be used as an additional bedroom. Parking standards set out in the Local Plan specify 2 spaces per dwelling for 2-3 bed dwellings. The parking standards do not therefore differ for the existing 2 bed dwelling or for a proposed 3 bed dwelling. Two small cars could be accommodated on the site. No alteration to access is proposed. The development is acceptable in terms of highways and parking.

Environmental Implications

4.3.16 The proposed development is relatively small in scale and 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.

Biodiversity Net Gain

4.3.17 This development is not subject to the statutory Biodiversity Gain Plan condition because householder applications are exempt in respect of the biodiversity gain condition, under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exemptdevelopments>).

4.4 Conclusion

4.4.1 The proposed development is considered acceptable and to comply with the policies set out in the Local Plan, the Ickleford Neighbourhood Plan and the National Planning Policy Framework. Grant conditional permission.

4.5 Alternative Options

4.5.1 None applicable.

4.6 Pre-Commencement Conditions

4.6.1 None applicable.

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 and alterations hereby permitted shall be built in external materials to match the existing dwellinghouse, with the exception of the render on the west elevation which shall be white as specified in planning application form, 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.

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: 10 October 2024	