

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01486/FPH	Single storey rear infill extension	6 Raymond Cottages Upper Green Ickleford Hitchin Hertfordshire SG5 3YE

Submitted Plan Nos

1102 - 01 1102 - 02 1102 - PL01 1102 - PL02 1102 - PL03 1102 - PL03

1.0 Policies

SP1	Sustainable development in North Herts
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SP9	Design and Sustainability
SP13	Historic environment
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 Site History

2.1 None.

3.0 Representations

3.1 Site Notice displayed and press notice.

3.2 Neighbouring Notifications – no comments received.

3.3 Parish Council / Statutory Consultees:

- ☐ Ickleford Parish Council – no comment received.
- ☐ North Herts Ecologist – no objection.

- ☐ NHBE – no comment received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 No 6 is a two storey, terraced cottage located to the north of Chambers Lane. The front of the cottage is accessed via a pedestrian path. The rear is accessed via a lane providing access to the rear of the property and parking.
- 4.1.2 The property has an existing single storey rear projection across half of the rear elevation of the dwelling. This is mirrored by a similar projection at the rear of the neighbouring property no 5. The neighbouring property no 7 has a part single storey and part two storey rear projection. The single storey element forms the boundary with no 6. There are examples of single and two storey extensions at several of the cottages in the terrace.
- 4.1.3 The site falls within Ickleford Conservation Area.

4.2 Proposal

- 4.2.1 Consent is sought for a single storey rear infill extension. Materials are to match existing.

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 Conservation 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, Appearance and Impact on the Conservation Area

- 4.3.2 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets.
- 4.3.3 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. These principles are reflected in Local Plan policies SP13 and HE1
- 4.3.4 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 NPPF.

- 4.3.5 The proposal will result in the infilling of the existing gap between the side return of no 6 and the single storey rear extension at no 7. It will not project beyond the existing rear elevation of no 7. The roof will be flat with a rooflight feature. The flat roof will not be in keeping with the surrounding properties. However, there is variation in the extensions in the terrace and the roof design is acceptable.
- 4.3.6 The rear elevations of the properties do not contribute significantly to the character and appearance of the Conservation Area. The extension is modest in size and will not be particularly visible from the public realm. The materials are proposed to match the existing helping the extension to link sympathetically to the host dwelling. The infill extension is of an acceptable design and scale and will not cause harm to the existing property or the Conservation Area.
- 4.3.7 The proposed development complies with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Sections 12 and 16 of the NPPF.

Impact on Neighbouring Properties

- 4.3.8 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 NPPF.
- 4.3.9 The infill development will not projection beyond the rear elevation of no 7 and therefore no harm to their amenity will be caused. It is separated from no 5 by the existing rear projection and therefore no harm will be caused.
- 4.3.10 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 NPPF.

Highways and Parking

- 4.3.11 The proposed development will not result in the need for additional parking. No alteration to access is proposed. The development is therefore acceptable in terms of highways and parking.

Environmental Implications

- 4.3.12 The proposed development is 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

- 4.3.13 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 acceptable and complies with the policies set out in the Local Plan and the NNPF. 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(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.

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: 3 September 2024	