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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Henry Thomas.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT     | APPLICATION SITE                                                                           |
|--------------------------|-----------------------------------------|--------------------------------------------------------------------------------------------|
| 24/01506/FPH             | Single storey front and rear extensions | 15 Whitehorse Lane<br><br>Great Ashby<br><br>Stevenage<br><br>Hertfordshire<br><br>SG1 6NJ |

**Submitted Plan Nos**

1543-01A

**1.0     Policies**

|        |                                         |
|--------|-----------------------------------------|
| D1     | Sustainable design                      |
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| SECN12 | Achieving well-designed places          |

## 2.0 **Site History**

2.1 None.

## 3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Great Ashby Community Council** – None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 The site is a terraced two-storey dwelling on the east side of Whitehorse Lane in a residential part of Great Ashby. The dwelling is adjacent to the road leading to the rear parking court and is connected to 13 Whitehorse Lane through a first floor accommodation above this road. The dwelling sits at a slightly higher elevation to the attached neighbour southern neighbour.

### 4.2 **Proposal**

4.2.1 Single storey front and rear extensions.

### 4.3 **Key Issues**

4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties.

## Design

- 4.3.2 The proposed single storey rear extension would extend approximately 3.6m in depth and 4.152m in width with a lean-to roof with eaves at 2.7m and a max height of 3.7m.
- 4.3.3 The proposed front extension would extend approximately 1.687m in depth from the front wall with a width of 2.577m and a front gable with eaves at 2.5m and a peak at 3.5m.
- 4.3.4 The proposed extensions will have facing brickwork to match, concrete roof tiles and white uPVC windows and doors. These materials are considered sympathetic to the existing dwelling.
- 4.3.5 In my view, the scale of the proposed extensions would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling. A number of other front extension can be seen at 3 and 19 Whitehorse Lane which set a precedent for the design.
- 4.3.6 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

#### Impact on Neighbours

- 4.3.7 Due to the position of the rear extension, it would not occasion any significant loss of light to the southern neighbour, the proposed extension would extend approximately 0.6m beyond the existing extension at 17 Whitehorse Lane. In my view, this additional depth along with the modest eaves height would not be considered an overbearing form of development. The proposed ground floor rear window and rooflights would not provide any vantage point for overlooking of neighbouring amenity.
- 4.3.8 The proposed front extension has a modest eaves height and depth, in my view it would not result in any overshadowing of neighbouring amenities due to its position to the north of the attached neighbours.
- 4.3.8 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.9 This development is therefore considered in accordance with Section 12 of the NPPF.

#### Highways and Parking:

- 4.3.10 The dwelling has a large parking area to the front of the dwelling which would retain space for two off-street parking spaces after the addition of a front extension, I am therefore satisfied the criteria in the Parking SPD has been met.

#### Environmental Implications

- 4.3.11 The proposed development would be consistent with the criteria set out in Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.12 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 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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.

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| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management</div> <div>North Hertfordshire District Council</div> <div>Council Offices</div> <div>Gernon Road</div> <div>Letchworth</div> <div>Herts</div> <div>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 3 September 2024</div>                                                                        |                                                                                                                                                                                               |