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

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                      | APPLICATION SITE                                                                        |
|--------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------------------|
| 24/01254/FPH             | Part two storey and part single storey<br>rear extension | 2 Heath Road<br><br>Breachwood Green<br><br>Hitchin<br><br>Hertfordshire<br><br>SG4 8PL |

**Submitted Plan Nos**

0752SLP-a 0752-1a 0752SLP

|        |                                         |
|--------|-----------------------------------------|
| 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 No previous history.

## 3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Parish Council** – No objection.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 No. 2 comprises a semi-detached residential dwelling off Heath Road in Breachwood Green.

### 4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part two storey and part single storey rear extension.

4.2.2 Materials of construction are proposed to be red face brickwork, grey concrete roof tiles to match existing. White windows are proposed.

#### 4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have 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 proposed development would be to the rear elevation of the host dwelling and would therefore be predominantly obscured from view from the street scene. Materials of construction are proposed to be consistent with the existing dwelling. The built form is proposed to replicate the existing outrigger to the rear of the dwelling. It is acknowledged that the extension would be large in scale when compared to the existing dwelling, however, given the set-down from the main ridge and due to the grain of development incorporating large footprints, it is considered that the scale of the extension is acceptable.

4.3.4 The proposed development is therefore considered to be in compliance 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 acceptable.

##### Impact on Neighbouring Properties:

4.3.5 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.

4.3.6 The application site is neighboured to the south by No. 1a and to the north by No. 3. No. 3 benefits from an outrigger similar to the existing outrigger at No. 2 and a single storey rear extension adjacent to the proposed extensions. It is considered that the works are unlikely to significantly overbear or dominate the occupiers of No. 3, but may cause some harm to the first floor rear window serving this neighbour. Given the relatively

modest depth beyond the rear elevation of this neighbour, I consider that the works would not contribute unacceptable harm to the amenities of the occupiers at this dwelling. No. 1a, is a large dwelling and the extension would not extend beyond the rear elevation of this neighbour at ground floor level. There would be some modest impacts to side elevation windows, however, I do not consider that this would be significantly harmful. No neighbour objections were received.

- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

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

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 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.

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| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div><b>Date:</b> 1 August 2024</div>                                                                      |                                                                                                                                                     |