

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02699/FPH	Single storey rear infill extension and alterations to fenestration	68 High Street Whitwell Hitchin Hertfordshire SG4 8AL

Submitted Plan Nos

Location Plan 563524-001 563524-003 563524-004 563524-005 REV C

HE1	Designated heritage assets
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 24/02700/LBC - Single storey rear infill extension. Internal and external alterations – Pending Consideration.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Parish Council** – No representation.

3.3 **Conservation Officer** – No Objections:

“There are no objections to the proposed rear infill extension and other internal and external alterations as the proposed is not considered to remove historic fabric of

significance and therefore is not considered to cause harm significance of listed building or character of the conservation area.”

“The proposed rear infill will see a change to the rear elevation. The rear elevation has been extensively altered that the original elevation is lost. The proposal infill is considered to be appropriate as it is slightly off set from the previous two single storey rear additions providing a level of interest.

The alterations to the rear fenestration including new clear glazed full height doors to rear infill and reduced window to wc are considered to be supportable given they on the rear elevation and will have minimal impact on the street scene and does not affect historic fabric or character.”

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 68 comprises a two-storey chalet bungalow on Whitwell High Street. It is within the Conservation Area, and is Grade II listed. Its list entry reads as follows:

“House. Early C18 or older, converted to 2 houses in C19, now one again. Timber frame roughcast with painted brick ground floor and stucco plinth. Red brick central panel surrounding entrance and up to eaves. Dark weatherboarded lean-to at W end. Steep old red tile roofs, lean-to hipped. A 2-cells, end-chimneys, central entrance plan, 1½-storeys house facing S onto street, with single-storey lean-to end extension at W. Symmetrical S front with 3 gabled dormers at eaves each with 2-light small-panes casement windows. 6-light fixed flush window to each side of entrance and to extension. Wide segmental arch to twin doorframes with moulded trim. Plank door on left, 6-panes fixed window over vertical painted boarding to right. W gable shows heavy flat purlin and large square wallplate end. External gable chimneys in red brick with offsets at base. Catslide rear weatherboarded outshut.”

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a single storey rear extension and for alterations to fenestration.
- 4.2.2 Materials of construction are proposed to match the main dwellinghouse, however, windows would comprise clear glazed units. This was updated at the request of the applicant.

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 suitability of the development in relation to heritage assets within the site and the surrounding 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 and Impact Upon Heritage Assets:

- 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 application site comprises a Grade II Listed Building and is within the Whitwell Conservation Area. Development is confined to the rear elevation, and would be away from public view. The Council Conservation Officer has not raised an objection to the proposed development. The development would feature materials of construction and built form to complement and be sympathetic to the existing building. The proposed windows would feature clear glazing, and would therefore differ from the existing window featuring glazing bars. This is acknowledged, however, given the conservation officer's comments together with the siting of the windows, I do not consider that this would be harmful. Therefore, I consider that the development holds an acceptable relationship with heritage assets and would be acceptable in design terms.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Sections 12 and 16 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 proposed development would not extend beyond the rear projections of the dwelling. It would be single storey in height and would therefore not significantly dominate or overshadow neighbouring dwellings. Outlook from the dwelling would be rear-ward, and would therefore not differ significantly from the existing arrangement. 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.

Biodiversity Net Gain:

- 4.3.10 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 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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 February 2025	