

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02221/FPH	Alterations to existing roof to include raised roof height and insertion of front and rear dormer windows to create habitable space at first floor level. Alterations to existing attached garage to include raised roof height and insertion of front and side windows following removal of existing garage doors to facilitate conversion of garage into dining room. Open sided porch following demolition of existing porch. creation of vehicular access off Hawthorn Close	27 Hawthorn Close Hitchin Hertfordshire SG5 2BW

Submitted Plan Nos

2403_00B_A3 2403_01 2403_02 2403_03 2403_04

1.0 Policies

1.1. National Planning Policy Framework (2021)

- Section 12 – Achieving well-designed places

1.2. North Hertfordshire Local Plan (2011-2031)

- SP1 Sustainable development in North Herts
- SP9 Sustainable design
- D1 Sustainable design
- D2 House extensions, replacement Dwellings and Outbuildings
- D3 Protecting living conditions
- T1 Assessment of transport matters
- T2 Parking

2.0 Site History

2.1 None

3.0 Representations

3.1 **Herts Highways** - Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to conditions

3.2 **NHs Ecology** - No ecological information has been provided, it's a householder application so no BNG, hence no comments to make

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 27 Hawthorn Close is a detached dwellinghouse in a corner position.

4.2 Proposal

- 4.2.1 Planning permission is sought for the alterations to existing roof to include raised roof height and insertion of front and rear dormer windows to create habitable space at first floor level. Alterations to existing attached garage to include raised roof height and insertion of front and side windows following removal of existing garage doors to facilitate conversion of garage into dining room. Open sided porch following demolition of existing porch. creation of vehicular access off Hawthorn Close and closing existing

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 locality.
- The impact that the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Design and Appearance:

- 4.3.1 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 126 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Herts Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.2 Policy D1 of the North Herts Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3.3 Policy D2 of the North Herts Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3.4 Policy D2 goes on to state that “*extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene*”.
- 4.3.5 The proposed extensions would be highly visible from the public realm due to the location on a prominent corner of Hawthorn Close. The proposal seeks to use materials to match the existing dwellinghouse. These materials are sympathetic to the existing building and would not result in an adverse effect.
- 4.3.6 Although the extensions would be prominent in the streetview given the dwellinghouses position on the corner, it is my opinion that the proposed development, by virtue of the its position, roof form, use of matching materials and scale would represent a form of

development that would on balance, would not be out of place given the context and would be sympathetic to the character and setting of the host dwellinghouse and streetscene. Therefore the proposed development would be acceptable development that would function well in conjunction with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Neighbouring Amenity

- 4.3.7 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.
- 4.3.8 Policy D3 of the North Herts Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.9 No neighbouring representations have been received.
- 4.3.10 Given the siting of the side extension away from the shared boundary with No. 62 and the wide public footpath between the host property and No 65 and it's lack of any first floor side facing fenestration, it is considered that the proposed development would not result in any unacceptable harmful overbearing impact upon the occupiers of nearby neighbouring dwellings. The proposed development would be in compliance with both local and national planning policies.

Car Parking and Highways:

- 4.3.11 Policy T1 of the North Herts Local Plan states that *“planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network”*.
- 4.3.12 Policy T2 states that *“planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents”*.
- 4.3.13 The proposed development would result in the creation of a new access and closing of the existing given the conversion of the existing integrated garage. Following confirmation of the closing of the existing access Herts Highways raised no objection subject to a number of conditions. The application site benefits from off-street car parking with space for at least two cars. The development would therefore not give rise to the requirement for additional car parking provision on site. The proposal would be in compliance with local car parking standards.

Environmental Implications:

- 4.3.14 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing

vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

- 4.3.15 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 and Policy D1.

4.4 **Conclusion**

- 4.4.1 On balance the proposed development is considered to comply with policies D1, D2, D3 of the NHLP 2011-2031 and Sections 12 of the NPPF 2021 and is therefore acceptable.

4.5 **Alternative Options**

None applicable.

4.6 **Pre-Commencement Conditions**

None applicable.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions for the following reasons:

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. Prior to the first use of the development hereby permitted the vehicular access shall be completed and thereafter retained as shown on in-principal drawing number(2403-00B) in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority. Prior to use appropriate arrangements shall be made for surface water to be intercepted and

disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

4. Prior to the first occupation of the development hereby permitted the vehicular access to, and egress from, the adjoining public highway shall be limited to the access shown on drawing number((2403-00B) only. Any other access(es) or egresses shall be permanently closed, and the footway / kerb / highway verge shall be reinstated in accordance with a detailed scheme to be approved in writing by the Local Planning Authority in consultation with the highway authority.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety and amenity in accordance with Policies 5 and 7 of Hertfordshire's Local Transport Plan (adopted 2018).

5. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of:

- Access arrangements to the site.
- Traffic management requirements.
- Construction and storage compounds (including areas designated for car parking, loading /unloading and turning areas).
- Cleaning of site entrances, site tracks and the adjacent public highway.
- Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.
- Provision of sufficient on-site parking prior to commencement of construction activities.
- Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding which must be kept within the site boundary, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

6. Prior to the first occupation of the development hereby permitted a visibility splay measuring 43. x 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway

carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

7. Prior to first occupation of the development the access road shall be of a bound material for the first 5m into the site to prevent material spilling onto the road.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

8. 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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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.

Informative/s:

1. HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the

Highway Authority before construction works commence.

Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

2. AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
3. AN3) New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047

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