

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00641/FPH	Single storey front extension with replacement pitched roof over existing front element and alterations to fenestration to side elevation to facilitate garage conversion	18 Passingham Avenue Hitchin Hertfordshire SG4 9LD

Submitted Plan Nos

Location Plan 1138-01 1138-02 1138-SK01a

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Letter received from the occupier of No. 20 Passingham Avenue raising the following objections:

- ☐ My concerns re. the proposed build above are that it is being built so close to the boundary line.
- ☐ The northern fenestration of my house will be adversely affected by the wall extension to accommodate the proposed garage extension.
- ☐ Loss of light and it would create a tunneling effect in the area concerned.
- ☐ My hallway will also be affected by a reduction of daylight.
- ☐ The existing planting to the front of the house will have restricted light affecting plant growth and development in that area of my property.

- ☐ In summary the front of my north-facing house with a downward slope from the road will be adversely affected by increased darkness and lack of natural light.

- ☐ Inevitably the above proposal will also be detrimental to the front perspective and appeal of my property.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.2 Semi-detached house located on the south side of Passingham Avenue

4.2 **Proposal**

4.2.1 Single storey front extension with replacement pitched roof over existing front element and alterations to fenestration to side elevation to facilitate garage conversion

The front extension would project 2.5m in depth from the front main wall of the property (excluding eaves) and would be between 3.0m metres and 2.36m in height with a sloping roof. It would be set in from the boundary line by approximately 150mm (6 inches)

4.3 **Key Issues**

4.3.1 The main issues are design, impact on neighbouring property and parking.

4.3.3 Design

4.3.4 The proposed extension would include a simple sloping roof and would be constructed in materials to match the main house. I can see no objections to the design of the extension per se.

4.3.5 Impact on neighbouring property

4.3.6 The occupier of No 20 which immediately adjoins No. 18, would be the neighbour mainly affected by the proposed development in that the front extension would be located very close to the boundary with No. 20. The proposed extension would be a few inches from the side boundary with No. 20 and would project 2.5 metres (8 feet) into the front garden of No. 18. The side elevation of the extension facing No. 20 would be a blank elevation reducing in height from 3.0 metres to 2.36 metres.

4.3.7 No. 20 has a front flat roofed projection similar to No. 18. This projection is at the same depth as the proposed extension. The effect of the extension would be to create a tunnelling effect at No. 20 with the main living room window flanked by two projecting walls. The height of the proposed extension with its sloping roof starting just under the first floor window at No. 18 would exacerbate the overbearing and unneighbourly impact and likely reduction in light to the front living room window of No. 20. The north facing aspect of this front elevation of both properties would compound the adverse impact that the front extension would have on No. 20. The window to No. 20 serves a front living room which is main habitable space for the occupiers of that property. This room is a through room to the rear of the property where there is a dining area and further window on the rear elevation however the front window provides the only outlook and source of light to the front the living room.

4.3.8 It is considered that the proposed front extension would significantly and adversely affect the residential amenity of the occupiers of No. 20 through an overbearing impact, loss of light and loss of outlook contrary to the provisions of Policies D2 and D3 of the Local Plan.

4.3.9 Parking

4.3.10 There would be no loss of parking to No. 18 where tow cars will still be able to be parked within the front drive.

4.3.11 BNG and Climate change

4.3.12 This householder application is exempt from the BNG regulations and the small scale of the development is unlikely to affect local climate change.

4.4 **Conclusion**

The proposal is unacceptable in planning terms.

5.0 **Recommendation**

5.1 That planning permission be **REFUSED** for the following reasons:

1. By reason of its excessive depth and location close to the boundary with the adjoining property at No. 20 Passingham Avenue, the proposed single storey front extension would have an overbearing impact on and cause a loss of light and outlook to the occupiers of the adjoining property to the significant detriment of their residential amenity. As such the proposed development would be contrary to the provisions of Policies D2 and D3 of the North Herts Local Plan 2011 - 2031.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 April 2025	