

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                           | APPLICATION SITE                                                                     |
|--------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 24/01795/FPH             | Single storey rear extension following<br>demolition of existing rear element | 76 St Albans Road<br><br>Codicote<br><br>Hitchin<br><br>Hertfordshire<br><br>SG4 8UU |

**Submitted Plan Nos**

Location Plan 2024-065C 2024-070A 2024- 073A

**1.0 Policies**

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

SP9 Design and Sustainability

## 2.0 **Site History**

2.1 06/00590/1HH - Single storey rear extension following demolition of existing conservatory – Approved 09/06/06.

2.2 98/01598/1HH - Rear conservatory – Approved 06/01/99.

## 3.0 **Representations**

3.1 None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 The site is a detached two storey dwelling with a pitched roof. Rear party boundaries are comprised of fences and hedges. The site is in a residential area comprised of detached and semi-detached dwellings.

### 4.2 **Proposal**

4.2.1 The proposal is for a single storey rear extension with a mono-pitched roof.

### 4.3 **Key Issues**

4.3.1 The key material considerations are design, and impacts on neighbour amenity.

#### Design

4.3.2 The extension will be a small addition to the dwelling that is considered to be of a size and design in keeping with its character and appearance, and won't affect the wider locality. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

#### Neighbour amenity

- 4.3.3 The extension will not be harmful to neighbour amenity as it will be obscured from one neighbour No. 74 by a rear projection it will be attached to and a boundary hedge, and will be sufficiently far from other neighbour No. 78 to not cause any adverse impacts. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

#### 4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

#### 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.

|                                                                                                                                               |                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p>  <p>Sam Dicocco</p> <p>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 1 October 2024</p>                                                                                                            |                                                                                                                                                 |