

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00450/FPH	First floor rear extension over existing rear extension, reinstate first floor side window and insertion of window to front gable.	4 Uplands Avenue Hitchin Hertfordshire SG4 9NH

Submitted Plan Nos

2025/01 2025/02

1.0 Policies

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
D1	Sustainable design

2.0 **Site History**

2.1 08/00682/1HH - Dormer window in rear roofslope and replacement pitched roof to existing rear extension

Conditional Permission

88/01397/1 - Single storey rear extension

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 First floor rear extension over existing rear extension, reinstate first floor side window and insertion of window to front gable.

4.2 **Proposal**

- 4.2.1 Two storey side extension and replace existing attached garage door with a window and insertion of No.2 side windows to facilitate conversion of garage into habitable accommodation.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 first-floor rear extension would have a width of 4.7m, extend 3.4m from the rear wall to match the depth of the existing rear element with a maximum roof length of 7.4m and have a dual-pitched gable end roof with an eave's height of 5.3m and peak of 6.5m. The proposed rear extension would be set in from the eastern boundary line by 3.3m. The proposal includes a first-floor rear elevation window. All external materials are set to match existing.

- 4.3.4 Alterations to fenestration include the insertion of a first-floor western side elevation window and a window to the front gable.

- 4.3.5 In my view, the scale of the proposed extension would be a sympathetic addition to the dwelling and would be considered proportionate and subservient. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.

- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.8 Regarding, no.6 Uplands Avenue, the adjoining neighbour, the proposed development is set in by 3.3m from this property, so, while there may be an element of shading due to the south facing windows of no.6, it is not considered that there would not be unacceptable harm in terms of overdominance, shading or loss of privacy
- 4.3.9 Regarding, no.2 Uplands Avenue, the non-adjoining neighbour, the proposed development is set well away from this property, so there would not be unacceptable harm in terms of overdominance, shading or loss of privacy.
- 4.3.10 Regarding the streetscene, the proposed development would be partially visible; however, the design and external materials are considered to be sympathetic to the original dwelling and wider streetscene.
- 4.3.11 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The proposal includes an increase in the number of bedrooms from 3no. to 4no.; however, parking on site would be unaffected and would retain a minimum of 2no. spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.13 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.14 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 April 2025	