

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01481/FPH	Single storey rear extension and side porch extension following demolition of existing rear sun lounge. Alterations to fenestration.	44 Old Hale Way Hitchin Hertfordshire SG5 1XJ

Submitted Plan Nos

PO1 PO2 PO3

1.0 Policies

2.0 Site History

2.1 None relevant

3.0 Representations

3.1 Site Notice / Adjoining occupiers: No responses received

4.0 Planning Considerations

4.1 **Site and Surroundings**

Detached property on the south west side of Old Hale Way.

4.2 **Proposal**

Single storey rear extension and side porch extension following demolition of existing rear sun lounge. Alterations to fenestration.

4.3 **Key Issues**

4.3.1 Design: Acceptable . Complies generally with Policies D1 and D2 of the Local Plan

4.3.2 Impact on street scene: Very limited given the location of the main rear extension. Side porch is small and set well back from the front elevation and therefore would have limited impact on street scene.

4.3.3 Impact on neighbours: Very limited. Proposals are single storey and there are high fences to both side boundaries. Generally will comply with Policy D3 of the Local Plan.

4.3.4 Biodiversity: Exempt as a householder application.

4.3.5 Climate change: Due to the small scale of the proposal and its acceptable design there would be very limited impact on local climate change.

4.3.6 Parking: Acceptable .Parking for 2 cars will still be available within the curtilage.

4.4 **Conclusion**

Acceptable in planning terms.

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.

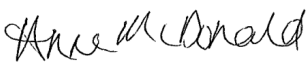
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 September 2024	

