

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01967/FPH	Two storey side/rear extension, storm porch, roof lantern and replacement pitch roof above existing rear element. Alterations to existing external materials, windows, doors, facias and guttering and alterations to existing external hard landscaping (revised plans received 10/10/2024) .	Gleniffer Lucas Lane Hitchin Hertfordshire SG5 2JA

Submitted Plan Nos

PL-599 PL-500 PL-605

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- ☐ Representations – neighbour notification and site notice.
 - no objections have been received.
- ☐ Relevant planning history – none recent.
- ☐ Planning constraints – none.
- ☐ Existing property – the application property is a two storey brick dwelling with a hipped roof sited in a substantial plot on the east side of Lucas Lane. The garden slopes down to the rear. The property sits at a lower level than the property High Trees to the south.
- ☐ Surrounding area - the surrounding area is largely residential to the east and Lavender Fields and Hitchin Cricket Club to the west. The properties to the east side of Lucas Lane are mostly detached dwellings in substantial plots. The adjacent property Sundown to the north has been extensively extended. There is no uniformity of styles or materials in the streetscene.
- ☐ Proposal – consent is sought for:
 - “Two storey side/rear extension, storm porch, roof lantern and replacement pitch roof above existing rear element. Alterations to existing external materials, windows, doors, facias and guttering and alterations to existing external hard landscaping (revised plans received 10/10/2024)”
 - Revised plans were received and reconsulted on to adjust the proposed hard landscaping to reduce potential overlooking of the neighbouring property and an amendment to the description of development to include roof lantern.
 - Proposed materials are white render, timber/composite cladding and grey roof tiles.
- ☐ Design – the proposal will result in a substantial two storey addition to the side and rear of the property. It will close the currently spacious gap between the application property and High Trees to the south. Although substantial, the addition is of an acceptable proportion to the host dwelling and the wider streetscene. The existing dwelling is set in a substantial plot which can comfortably accommodate the extension.

- The extended hipped roof mirrors the existing roof shape and helps the extension to relate well with the host dwelling.
- The two gable ends of the rear extension sit at a lower level than the overall roof height, helping the rear extension to be subservient to the host dwelling.
- The proposed alteration of the flat roof to a dual pitched roof to the existing single storey rear element is a positive alteration and will mirror the shape of the gable ends of the rear extension.
- The roof lantern to the existing side single storey element is modest and acceptable.
- The proposed storm porch is modest and acceptable.
- The proposed materials of render, cladding and grey roof tiles are acceptable. There is a variety of styles and materials in the streetscene.
- The proposed alterations to the hard landscaping to the rear are in keeping with the property and of an acceptable design.
- The overall design and appearance of the proposed works are acceptable and comply with the provisions of the NPPF and Local Plan Policy D1.

□ Potential impact on neighbouring amenity

- impact on Sundown to the north:
 - no impact from the proposed works to the dwelling as no new floorspace created close to the boundary with Sundown.
 - hard landscaping works will extend the existing patio rearwards. Sundown has been recently extended including a new patio area adjacent to the boundary fence. The proposed hard landscaping works will be at a similar height and extend to a similar depth as those at Sundown. No unacceptable adverse impact will occur from the hard landscaping in this location.
- Impact on High Trees to the south:
 - the two storey side and rear extension will bring the side elevation of Gleniffer closer to High Trees. However, there remains adequate separation between the extension and boundary. There are no side facing windows proposed.
 - The rear elevation of the extension will not project beyond the rear elevation of High Trees.
 - Although Gleniffer sits at a lower level than High Trees, the proposed extended patio could have the potential to caused unacceptable overlooking and harm to privacy. The proposed raised planter along the boundary beyond the side elevation with High Trees will reduce the level of potential harm.
- It is considered that overall, no unacceptable harm would be caused to the amenity of the neighbouring properties and the proposal complies with the provision of the NPPF and Local Plan Policy D3.

□ Amenity for future occupiers – acceptable.

- Parking and access – the proposal will result in an additional bedroom at the property and the loss of parking provision with the conversion of the garage. However, there is adequate space for 2 vehicles on the driveway. Parking provision is acceptable.

□ Conclusion - the application is acceptable in planning terms and meets the policy requirements of the NPPF and Local Plan policies D1, D2, D3 and T2.

- ☐ Recommendation - Grant conditional permission.

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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 November 2024	