

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00814/FPH	Single storey side/rear extension, single storey front extension, alterations to existing garage to facilitate conversion into habitable accommodation. Alterations to existing roof and fenestration	18 Lavender Way Hitchin Hertfordshire SG5 2LU

Submitted Plan Nos

710_01_PL 710_02_PL_Rev A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

2.1 25/00123/FPH - Single storey side/rear extension, single storey front extension, alterations to existing garage to facilitate conversion into habitable accommodation. Alterations to existing roof and fenestration.

Conditional Permission

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – One received.

No.20 Lavender Way – in support of the proposal.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a detached bungalow residential dwelling. Gardens exist to the front and rear, along with a front driveway and garage. The streetscene is varied with a mixture of styles and materials

4.2 **Proposal**

- 4.2.1 Single storey side/rear extension, single storey front extension, alterations to existing garage to facilitate conversion into habitable accommodation. Alterations to existing roof and fenestration.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The eastern element of the proposed front extension would extend beyond the existing front wall by 1.4m and match the eastern width, height and roof form of the existing dwelling. The western element of the proposed front extension, as part of the garage conversion, would be flush with the existing principle elevation of the garage, extending 0.3m further than the proposed eastern element with a width of 5.1m and dual-pitched

gable end roof form to the front with an eaves height of 2.0m and a peak of 4.0m and incorporating the new front entrance. The roof of the proposed western element would overhang the shared boundary line; however, Certificate B has been served. The external materials would be render for the front walls, roof tiles to match existing, grey/black uPVC windows and uPVC composite front entrance door.

- 4.3.4 The proposed side extension would match the rear depth of the existing dwelling, have a maximum width of 2.4m to be flush with the existing side elevation of the garage and a width of 2.1m after the rear depth of the existing garage to be off set from the shared boundary line by 0.3m; the roof height would be maintained from the front extension and would be hipped to the rear leading up to a crown set down from the main ridge of the dwelling. The proposal incorporates 4no. rooflights. The external materials would be render for the rear wall, facing brick for the side wall, roof tiles to match existing, felt/EPDM for the flat room element, grey/black uPVC window and grey/black aluminium sliding doors.
- 4.3.5 The external finish on the rear and western side elevations would change to render, while the proposed side extension would have facing brick on the side elevation.
- 4.3.6 Alterations to fenestration include repositioning the front elevation window to east on the front extension and the removal of a rear elevation window to facilitate the insertion of the rear doors.
- 4.3.7 Overall, the proposal is deemed acceptable in design terms, in accordance with Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.8 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.
- 4.3.9 Regarding the street scene, a mixture of facing brickwork and render is present throughout the streetscene with other properties having render to the front and brickwork to the side. The crown roof would be set in from the front elevation and the dwelling is set in from the highway. The proposed materials, scale and roof forms are sympathetic to the original dwelling and would not harm the character and appearance of the streetscene.
- 4.3.10 Regarding no.20 Lavender Way, the western neighbour who have written in support, the proposal would add 8.4m of built form 0.3m away from the shared boundary but would

not extend beyond the depth of the rear wall of no.18. This may cause additional shading to no.20's eastern side elevation window; however, they already do not receive the optimum amount of daylight and already have close built form from the existing garage. The roof along the garage conversion would overhang the shared boundary line; however, Certificate B has been served. The proposed front extension would not extend beyond the front elevation of no.20. As such, it is not considered that the proposal would result in unacceptable harm upon the no.20's living conditions, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.

4.3.11 Regarding no.16 Lavender Way, the eastern neighbour, this dwelling has an existing front extension that is a similar depth to the proposed front extension and also has a gable end element. The proposed side extension would not be visible from no.16. As such, it is not considered that the proposal would result in unacceptable harm upon the no.16's living conditions, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.

4.3.12 It is considered that the design of the proposal is acceptable in planning terms, as the proposed works would be sympathetic to the host dwelling in form, scale, and external materials. Though the works would be visible from the streetscene, they are considered sympathetic and subordinate, so would not result in any negative impact upon the character and appearance of the streetscene. As such, I am satisfied that there would be no loss to existing residential amenity as a result of the proposed development and that the proposed development complies with Policy D1, D2 and D3 of the NHLP.

Highways and Parking:

4.3.13 The proposed development includes an increase in the number of bedrooms from 2no. to 3no. and the garage conversion would decrease on-site parking provision; however, the driveway would be unaffected and is large enough for 2no. parking spaces. Therefore, there would be no car parking issues arising from the proposed development, per policy T2 of the NHLP.

Biodiversity Net Gain (BNG)

4.3.14 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

4.3.15 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.16 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF 2023.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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.

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: 12 May 2025	

