

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00806/FPH	Two storey wrap around extension, part single storey first floor rear extension and erection of front porch following demolition of existing detached garage.	9 Whitehurst Avenue Hitchin Hertfordshire SG5 1SR

Submitted Plan Nos

PL-499A PL-500A PL-501A PL-505A

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework 2024 (NPPF)

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 North Hertfordshire Local Plan 2011-2031 (NHLP)

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire
Policy SP2 – Settlement Hierarchy and Spatial Distribution
Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design
Policy D2 – House extensions, replacement dwellings and outbuildings
Policy D3 – Protecting living conditions
Policy T2 - Parking

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey, semi-detached residential dwelling with detached garage to the northwest and rear of the dwelling. A long driveway exists forward of the garage with gardens to both front and rear. The attached neighbour to the south and the neighbour to the north both benefit from single storey rear extensions. A similar extension to that proposed exists to no.5 Whitehurst Avenue under 14/03388/1HH.

4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Two storey wrap around extension, part single storey first floor rear extension and erection of front porch following demolition of existing detached garage.

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 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Following demolition of an existing garage, the proposal would see a 4.3 metre rear extension which would wrap around and incorporate a 2.0 metre two-storey side extension retaining a 1.0 metre gap to the north side party boundary with no.11 Whitehurst Avenue. The rear extension would be part two-storey and part single storey and would project slightly further to the rear than the existing single storey rear extension to no.7 Whitehurst Avenue. The single storey element would form part of the extension to the boundary with the attached neighbour no.7. The set back of the two-storey element with the attached neighbour is necessary to ensure there would be no significant impact on daylight and sunlight to the occupants of no.7. The design of the development would see a hipped gable roof form to the side flank elevation with both rear extensions having hipped gables, the single storey element having a mono-pitch roof. The main two-storey sections would be flush with the roof of the existing dwelling with the reduced two-storey section benefitting from a lower ridge height. Openings would comprise of a set of patio doors with side glazing panels and two velux rooflights to the single storey extension and a window to both the ground and first floor rear elevation facing the garden. To the side flank wall, a doorway and window is proposed at ground floor level with two windows at first floor level, all three windows are shown to be obscure glazed. The front elevation would see changes to the positions of the door and windows with the introduction of a part open sided front porch. The porch would comprise of a brick base which would follow the brick coursing of the side extension and would be part glazed with a pitched roof. Materials would match those of the existing dwelling.
- 4.3.4 I am satisfied that the scale and design of the proposed extension would be a sympathetic addition to the existing dwelling and would not harm the visual amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.5 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 Local Plan.
- 4.3.6 No objections have been received, and I am satisfied that the sympathetic design of the development would ensure that there would be no significant impact on existing residential amenity.
- 4.3.7 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The proposed development would result in the addition of one bedroom to the property, increasing the total number to four. There would be a loss of off-street parking as a result of the development resulting in space for one vehicle. However, there is on-street parking available, and the property is within a reasonable walking distance of Hitchin town centre and is considered acceptable and in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.9 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

- 4.3.10 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 Local Plan, which sets out that development proposals 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.
- 4.3.11 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and T2 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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.

3. The extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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.

4. The windows at first floor level on the north elevation of the development hereby permitted shall be permanently glazed with obscure glass and fixed closed below a finished floor level of 1.7 metres.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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: 12 May 2025	

