

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00316/FPH	Single storey side extension and repositioning of AC unit	4 Apostles Close Pirton Hitchin Hertfordshire SG5 3EX

Submitted Plan Nos

23130-EX101 23130-EX102 23130-EX103 23130-EX104 23130-106 23130-107 23130-108 23130-108-01 23130-801 23130-802-01

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 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

Pirton Parish Council – No Objection.

Env Health (Noise and other Nuisances) – No Objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached, bungalow dwelling on the east side of Apostles Close in a residential part of Pirton. Gardens exist to the front and rear along with a driveway and garage.

4.2 **Proposal**

- 4.2.1 Single storey side extension and repositioning of AC unit.

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 single storey side/rear extension would have a width along the side elevation of 11.6m, a depth of 3.0m from the dwelling, of which 1.6m would extend beyond the existing garage and have a flat roof with a height of 2.6m to match the eave's height of the existing garage. The proposed external materials are facing brick for the walls to match existing, 3 layer felt for the flat roof and white uPVC windows and doors to match existing.

- 4.3.4 1no. AC unit would be repositioned to accommodate the proposed extension.

- 4.3.5 In my view, the scale of the proposed extension would be a sympathetic addition to the dwelling and would not be considered disproportionate. 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.3 Apostles Close, the southern neighbour, this dwelling is further back than no.4, so the depth of the proposal would not extend beyond the built form of no.3. The dwellings are set far enough apart that the additional built form of the proposal is not considered to result in unacceptable harm upon the no.3's living conditions, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.
- 4.3.9 The open space to the east of the property is heavily obscured by vegetation. The proposal is not considered to result in unacceptable harm upon the amenity of this space, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.
- 4.3.10 Following consultation with Environmental Health, no concerns are raised in respect noise pursuant to the relocation/resiting of the air conditioning units.
- 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 does not include an increase in the number of bedrooms. 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.

Other Matters

- 4.3.15 The Pirton Parish Council have expressed that the LPA be satisfied that any raising of the garage roof would not adversely affect the residential amenity of any neighbours; however, the applicant has confirmed that no works to the garage roof would take place. As such I am satisfied that the proposal would not affect neighbouring amenity.

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.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 April 2025	

