

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00292/FPH	Single storey rear and side extension linking existing garage to main dwelling	64 Garden Fields Offley Hitchin Hertfordshire SG5 3DF

Submitted Plan Nos

24.340-P1_REV2

1.0 Policies

D1	Sustainable design
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D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Planning History**

2.1 N/A

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **Offley Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached property located in the Grden Fields estate, Offley, to the east of Luton Road. The property is the last in a row of properties and benefits from a sizable side/rear garden including a detached garage and outbuilding

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear and side extension linking existing garage to main dwelling

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

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 proposal incorporates a single storey side and rear extension, wrapping around the dwelling to link the house with the detached garage. The extension would measure approx. 3.0m deep from the side elevation, 10.3m deep and 8.3m wide on the rear, exhibiting a lean-to roof measuring approx. 2.45m to eaves. The scheme incorporates several windows, doors and rooflights on all elevations and roof slopes, and the extension is to be finished in facing brick/light cream render, concrete tiles and uPVC windows.
- 4.3.4 It is considered that the design of the proposal is acceptable in planning terms. The extensions are modest single storey additions to a sizable property at the end of its row which occupies a large plot, which can accommodate an extension of this scale. The proposal will remain subservient and due to the use of matching materials, it will be sympathetic to the host property. In terms of the street scene, the side element will be somewhat visible but given its set back nature and modest scale, this will not be harmful to the character of the area.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The property is at the end of its row of properties with detached neighbour's due south and east beyond its large side/rear garden. There are large distances between the proposal and those immediate neighbours and coupled with the modest scale of the extensions, it is considered that the proposal will not result in adverse harm to the reasonable living conditions and well-being of this neighbours, with respect to overdominance, loss of daylight/sunlight, and loss of privacy.
- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.9 The proposal is exempt from the mandatory 10% BNG.

4.4 Conclusion

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

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