

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01438/FPH	Single storey rear extension to link existing detached garage to main dwelling following demolition of the existing kitchen conservatory and side carport. Alterations to garage fenestration to facilitate garage conversion. Front extension with side dormer window and habitable accommodation in roof space and front entrance porch. Installation of front hardstanding and provision of two parking spaces.	28 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT

Submitted Plan Nos

IHL26 ROL 01B IHL26 ROL 03 IHL26 ROL 04 IHL26 ROL 05 IHL26 ROL 06 1 IHL26 ROL 07 2 IHL26 ROL 08A IHL26 ROL 09A IHL26 ROL 10A IHL26 ROL 11A 1 IHL26 ROL 12A IHL26 ROL 13A

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 26/00740/FPH - Single storey rear extension to link existing detached garage to main dwelling following demolition of the existing kitchen conservatory and side carport. Alterations to garage fenestration to facilitate garage conversion. Front extension with side dormer window and habitable accommodation in roof space and front entrance porch. Installation of front hardstanding and provision of two parking spaces.

Refused

- 2.2 89/01163/1 - Single detached garage

Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received
- 3.2 **Pirton Parish Council** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a detached chalet bungalow dwelling situated on Royal Oak Lane, Pirton. There is a detached single garage with pitched roof located to the side and rear of the property sited very close to the boundary with no.30. There is a slight drop in gradient in the garden to rear. The site also benefits from a driveway and rear garden. The site lies just outside the Pirton Conservation Area.

- 4.1.2 The property is set well back from the road, in a generous plot with space for several cars on the drive. The property is clearly visible from the street.
- 4.1.3 Royal Oak Lane is varied in character. There are several similar chalet style bungalows on the east side neighbouring no.28. There are examples of extensions in the locality including the neighbouring property n.30.

4.2 **Proposal**

- 4.2.1 Single storey rear extension to link existing detached garage to main dwelling following demolition of the existing kitchen conservatory and side carport. Alterations to garage fenestration to facilitate garage conversion. Front extension with side dormer window and habitable accommodation in roof space and front entrance porch. Installation of front hardstanding and provision of two parking spaces.
- 4.2.2 This application is submitted off the back of the previous refusal and seeks to address the reason for refusal:

The depth and height of the rear extension in close proximity to the boundary with no 30 would result in an unacceptable degree of overbearing, bulk and mass along the boundary resulting in harm to the neighbouring amenity. As a result of the orientation of the properties and the proposed pitched roof of the rear extension, the proposal would result in an unacceptable degree of overshadowing of no 30 at certain times of the day. The proposal is therefore contrary to Local Plan policy D3, Pirton Neighbourhood Plan policy PNP 3 and the provisions of the NPPF paragraph 198.

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 and Appearance and Heritage Impact:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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 and policies PNP 2 and PNP 3 of the Pirton Neighbourhood Plan.
- 4.3.3 The proposed front porch extension would have a width of 2.2m, a depth of 1.8m and would have a hipped roof form with an eaves height to match the existing dwelling and a peak height of 4.4m. The proposed external materials are set to match existing.

- 4.3.4 The proposed front gable projection would have a width of 5.65m extending 1.5m from the existing side elevation and maintaining a 1.2m gap from the shared boundary line with no.30, a full depth of 6.7m and would have an eaves and ridge height to match the existing dwelling. The design includes a modest side facing dormer window. The proposed external materials are set to match existing. The design is very similar to that of no.30.
- 4.3.5 The proposed single storey rear extension would have a width to match the existing dwelling and would have a flat roof with a height of 3.1m. The northern element would have a full depth of 7.35m, attaching to the currently detached garage and coming no closer to the shared boundary line with no.30 than the existing dwelling. The southern element would have a depth of 3.8m and would be set away from the shared boundary line by 2.1m. The proposed external materials are set to match existing bar the flat roof finish.
- 4.3.6 The proposal includes alterations to the garage fenestration to accommodate a conversion for ancillary use. The proposal includes additional block paving to the front garden for the provision of 2no. parking spaces.
- 4.3.7 In my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. The proposal is considered to comply with Policies D1 and D2 of the NHLP, Policies PNP 2 and PNP 3 of the Pirton Neighbourhood Plan and Section 12 of the NPPF.

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 neighbour amenity, given the existing built form and inset from shared boundary lines, the scale is acceptable. A sense of overlooking from new dormer may increase given its orientation, but given its height and distance from the boundary, this is considered acceptable. Harm from shading has been mitigated by the reduction in bulk from the last proposal. It is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP, Policy PNP 3 of the Pirton Neighbourhood Plan and Section 12 of the NPPF. Therefore, I consider the previous reason for refusal to be addressed.

Highways and Parking:

- 4.3.11 The development indicates an increase in the number of bedrooms from 2no. to 3no. The proposal includes the provision of 2no. assigned parking spaces, but would also retain sufficient space along the driveway for a minimum of 3no. parking spaces. Therefore, regarding policy T2 of the NHLP and PNP 3 and PNP 13 of the Pirton Neighbourhood Plan, no parking concerns would arise from the proposed development.

Environmental Implications

- 4.3.12 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.13 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.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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(s) 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  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 August 2026	