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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Andrew Hunter.....

| APPLICATION<br>REFERENCE                                                                                                               | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                            | APPLICATION SITE                                              |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| 24/01494/FPH                                                                                                                           | Refurbishment of existing bungalow<br>including alterations to fenestration and<br>demolition of existing porch and<br>chimney | 69 Ninesprings Way<br>Hitchin<br>Hertfordshire<br><br>SG4 9NU |
| <b><u>Submitted Plan Nos</u></b>                                                                                                       |                                                                                                                                |                                                               |
| AP 0010 001 AL 0100 002 AL 0100 004 AL 0100 005 AL 0100 006 AL 0100 007 AP 0020 001 AP 0020<br>002 AP 0020 003 AP 0020 004 AL 1211 001 |                                                                                                                                |                                                               |

**1.0     Policies**

|    |                                         |
|----|-----------------------------------------|
| D1 | Sustainable design                      |
| D2 | House exts, replcmnt dwellings outbuild |

|        |                                |
|--------|--------------------------------|
| D3     | Protecting living conditions   |
| SECN12 | Achieving well-designed places |
| SP9    | Design and Sustainability      |

## 2.0 **Relevant Site History**

2.1 12/00264/1HH - Single storey side extension – Approved 16/04/12.

2.2 85/01646/1 - Erection of single storey side extensions – Approved 11/11/85.

## 3.0 **Representations**

3.1 None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 The site is a two storey semi-detached bungalow with a pitched roof on a corner plot. The site is in a residential area of semi-detached dwellings.

### 4.2 **Proposal**

4.2.1 The proposal is for alterations to the front, side and rear elevations of the dwelling comprising replacing white-framed openings to light grey-framed openings, and the removal of a front porch and rear chimney.

### 4.3 **Key Issues**

4.3.1 The key material considerations are design, and impacts on neighbour amenity.

#### Design

4.3.2 There are no objections to the demolition of the existing chimney and porch as these are small features of little visual merit. The proposed altered openings would be of a more contemporary design and appearance than the existing, however are considered in keeping with the character and appearance of the dwelling.

4.3.3 In the street scene, dwellings have a mix of white and dark brown-framed windows, which are a mix of designs, and the dwellings in the street scene are also of a variety of external materials. In this context, the proposed new openings and their colour are

considered compatible with the character and appearance of the street scene. The openings proposed to the side and rear walls will not affect the street scene as they will be obscured by a boundary hedge and fencing. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

#### Neighbour amenity

- 4.3.4 The proposed works will not enlarge the dwelling, and the new openings will have similar impacts on neighbours as the existing and will not harm privacy. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

#### 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**.

#### 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. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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.

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| <p>Signed</p>  <p>Sam Dicocco</p> <p>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 29 August 2024</p>                                                                                                            |                                                                                                                                                 |