

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Thomas Howe.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                              | APPLICATION SITE                                                         |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 26/00134/FPH             | Part two storey and part single front extension. Two storey rear extension. Alterations to fenestration including insertion of 2 no. first floor side windows. (Amended plan received 26/02/26). | 5 Elderberry Drive<br>St Ippolyts<br>Hitchin<br>Hertfordshire<br>SG4 7SR |

### Submitted Plan Nos

PL 001 PL 002 PL 003 PL 004 PL 005 PL 006 PL 007 PL 008 Rev A

### **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 22/00963/LDCP - Single storey rear extension and insertion of rooflights to existing front and dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation. Replace existing front elevation attached garage door with windows to facilitate conversion of garage into habitable accommodation. - Granted

## 3.0 **Representations**

### 3.1 **Neighbour Representations – 4 No Objections:**

- Loss of light and harm to amenity and usability of rooms facing the development.
- Harm to outlook and closing of visual sky gap.
- Overbearing and excessive scale.
- Overdevelopment of the plot, a departure from the smaller scale extensions of dwellings to this part of Hitchin.
- Increase in roof and hardstanding surfaces would harm local drainage and cause surface water runoff issues.
- Loss of privacy and direct looking into windows and amenity spaces from new windows.
- Overshadowing form of development.
- Sense of enclosure.
- Lack of subservience to the main dwelling.
- Visually imposing.
- Sets an unacceptable precedent and would disrupt the visual cohesion of the road.
- Loss of parking and driveway space from front porch/extension.
- Pressure on existing on-street parking provision.
- Reduced manoeuvrability of cul-de-sac. Harm to existing road users.
- Inability to use parking space within driveway.
- Seeks the management of construction traffic to mitigate local impacts.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 No. 5 comprises a detached two storey dwelling off Elderberry Drive, St Ippolyts.

## 4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Part two storey and part single front extension.
- Two storey rear extension.
- Alterations to fenestration including insertion of 2 no. first floor side windows.

## 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 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 development seeks to introduce a two-storey rear extension, with twin hipped roofs with a valley/crown to the rear. The proposed materials of construction would comprise brickwork and roof tiles to match the existing dwelling. Fenestration materials are proposed to match the existing dwelling. Views of the extension would be gained from dwellings to the side, and along Elderberry Drive given the single storey height garage and the sky gap created by the neighbouring dwelling. It is considered that the depth and cumulative scale of the extension would be acceptable and would be suitably subservient to the dwelling, with the remaining undeveloped area of the plot mitigating potential overdevelopment. The front extension would be visible within the street scene, and would feature a principal gable feature with matching materials of construction. It would be set down from the ridge of the dwelling, and would not project significantly beyond the principal elevation, therefore, achieving a sufficient level of subservience to the host dwelling. The sympathetic scale and built form of the development is considered to result in a suitable visual relationship with the wider street

scene. Alterations to fenestration would not significantly alter the appearance of the dwelling and would not detract from its appearance.

- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 It is noted that neighbour objections were received, raising matters of outlook, losses of light, dominance and harm to privacy from overlooking. The depth of the rear extension, being 3m, and its use of a hipped roof form, is not considered to result in significant harm to neighbouring occupiers. It is acknowledged that the orientation of the neighbouring dwellings, by presenting onto the flank elevation of the host dwelling, is considered to exacerbate potential impacts, however, the depth and bulk are not considered to result in harm to the outlook from these neighbours. Some shadowing is likely to occur given the site's location to the south, however, the separation distance and scale of development is considered to sufficiently mitigate any impacts. The lack of substantial projection beyond the rear of No. 4 is considered to sufficient mitigate visual impacts to this neighbour. The dwelling's location to the north is considered to sufficiently mitigate any direct light loss to this property. It is noted that some harm may arise to the patio area between these dwellings, however, this neighbour would continue to benefit from a large garden area not immediately adjacent to the development. With regards the two and single storey front extension the siting of the extension, adjacent to the neighbouring garage, is considered to mitigate potential light loss and dominance for the occupiers of No. 4 and the other neighbours to the north. Outlook from the principal and rear elevations would not result in unacceptable overlooking of neighbouring dwellings, particularly when considering the existing arrangement of windows compared to the proposal. Concern is raised by the neighbours with regards the proposed side windows. The proposed plans indicate that these would serve bathrooms, and would be obscure glazed. I consider it is prudent to condition that these remain obscure glazed, to preserve the privacy levels afforded to neighbouring dwellings. This would suitably overcome concerns of privacy from the development.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would continue to be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful. An amended site plan was provided to demonstrate the ability to park 2 No. vehicles off-road.

#### Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF. It is noted that concern is raised by neighbours with regards potential surface water flooding from the increase in hardstanding, and whilst this is acknowledged, I do not consider that it is reasonable to object given the site is in Flood Zone 1.

#### Biodiversity Net Gain:

- 4.3.10 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.

#### 4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

#### 4.5 **Alternative Options**

- 4.5.1 None applicable.

#### 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 windows at first floor level on the side elevations of the development hereby

permitted shall be permanently glazed with obscure glass.

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.

**Proactive Statement:**

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.

|                                                                                                                                           |                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div><b>Date:</b> 27 February 2026</div>                                                                   |                                                                                                                                                     |

