

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01688/FPH	Single storey rear and side extensions following demolition of existing attached garage. Insertion of solar panels to existing rear flat roof and erection of rear outbuilding (as amended by plans received 04/10/24)	28 Manor Crescent Hitchin Hertfordshire SG4 9LY

Submitted Plan Nos

28MC-FP210 Rev 01 28MC-FP211 Rev 01 28MC-FP213 Rev 01 28MC-FP102 Rev 00 Location Plan
28MC-FP100 Rev 00 28MC-FP101 Rev 00 28MC-FP103 Rev 00 28MC-FP200 Rev 00 28MC-FP201 Rev
00 28MC-FP202 Rev 00 28MC-FP203 Rev 00 28MC-FP212 Rev 00 28MC-FP220 Rev 00

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
T2	Parking
SP9	Design and Sustainability
SP6	Sustainable transport

2.0 **Site History**

2.1 78/00685/1 - Erection of two storey rear extension and single storey side extension for garage following demolition of existing garage – Approved 19/06/78.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached chalet bungalow dwelling with a pitched roof. Rear party boundaries are comprised of 1.8m high fences and higher vegetation. The site is in a residential area comprised of semi-detached dwellings.

4.2 **Proposal**

- 4.2.1 The proposal is for a single storey side and rear extension with pitched roofs which will replace an existing attached single garage, the addition of solar panels to a flat rear roof slope of the dwelling, and the erection of a detached outbuilding with a pitched roof in the garden to be used as a gym. The number of bedrooms will not be increased.

4.3 **Key Issues**

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

Design

- 4.3.2 The side and rear extension would be a small addition to the dwelling that is considered to be of an acceptable design and size, and will be in keeping with its character and appearance. This extension will have limited and acceptable impacts on the street scene. The solar panels will have a low height, set in from the edges of the flat roof they will be on and will be below the main ridge of the dwelling, and are not considered harmful to its character and appearance and that of the street scene as their visibility and impacts will be minimal.
- 4.3.3 The proposed outbuilding is not considered of an excessive size for the dwelling and its plot, is considered to be sited appropriately, would be of a use incidental to the host dwelling, and will not harm the character and appearance of the locality. 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 solar panels will be of a low height and set away from the site boundaries, and won't harm amenity. The outbuilding would be set away from the site boundaries, would have a pitched hipped roof, would be substantially obscured from adjoining gardens by fences and vegetation, and would not be a use that would be considered would cause harm to amenity. A similar outbuilding could also be built under permitted development. The proposed outbuilding is not considered harmful to amenity.
- 4.3.5 The rear part of the extension would project beyond the rear elevation of attached dwelling No. 26, however this depth and the associated impacts on No. 26 are not considered excessive or harmful to the amenity of that dwelling.
- 4.3.6 The side and rear extension will be visible from other neighbouring dwelling No. 30, however its impacts would be considered limited and not harmful as it would be single storey, set away from the boundary, the ground floor side windows of No. 30 are obscure glazed, and would be obscured by trees/vegetation at the rear. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.7 The proposal will not increase the number of bedrooms but will result in the loss of a garage. The site will however have two parking spaces in its curtilage, which complies with minimum standards. Parking is considered acceptable. The proposal complies with Policy T2 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.

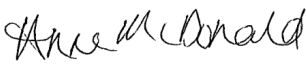
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The approved outbuilding shall be used for purposes incidental to the host dwelling known as 28 Manor Crescent, Hitchin.

Reason: In the interests of neighbour amenity. To comply with Policy D3 of the Local Plan.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 7 October 2024	