

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02394/FPH	Single storey rear extension and front porch extension. Installation of front hardstanding and creation of vehicular access off London Road	20 London Road Hitchin Hertfordshire SG4 9EW

Submitted Plan Nos

1807 01E 1807 02 E

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN9 Promoting sustainable transport

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 76/01197/1 - Proposed construction of vehicular access

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation – None**

3.2 **Herts Highways** - Hertfordshire County Council as Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways and consequently have no objections on highway grounds subject to the above recommended planning conditions and highway informative.

3.2.1 Conditions and informatives were recommended.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No.20 London Road is a two-storey, semi-detached dwellinghouse within a residential area of Hitchin. London Road is a Classified 'B road' as defined by the Hertfordshire Highways gazetteer.

4.2 **Proposal**

- 4.2.1 Single storey rear extension and front porch extension. Installation of front hardstanding and creation of vehicular access off London Road.

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 requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 single storey rear extension would have a width of approx. 8.7m, extend a maximum of approx. 3.3m in depth, with an approx. 0.2m overhang, and a height of approx. 2.9m with a flat roof. The proposal incorporates 2no. roof lights with black aluminium framing. The rear elevation would have a sliding door and window. The external materials would use Red Face Brick to match existing and Soldier Course Black Aluminium Fascia & Soffits and a GRP Resin flat roof.
- 4.3.4 The proposed front porch extension would have a width of approx. 2.4m, extend approx. 1.4m in depth from the front wall with a dual-pitched gable roof with an eaves height of approx. 2.2m and a peak at approx. 3.2m. The proposed front door style and material, white uPVC, would match existing. The proposed roof tiles would be concrete plain tile to match existing. The proposed walls would use Red Face Brick to match existing.
- 4.3.5 Regarding the proposed hardstanding to create vehicular access, the visual impact of the formation of an additional crossover would be minimal, and similar to the minor impacts of crossovers and driveway designs serving other nearby dwellings along London Road. The proposed hardstanding would reflect existing driveways along London Road and would therefore be sympathetic to these existing driveways in terms of its extent and materiality.
- 4.3.6 I am satisfied that the design is acceptable, and that the development would not be harmful to the street scene.
- 4.3.7 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the North Herts Local Plan.

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 No neighbour objections were received.
- 4.3.10 Regarding no.22 London Road, they have an existing rear element which the proposed extension would extend approx. 1m beyond. As such, the proposal would not cause unacceptable harm in terms of dominance or shading.

- 4.3.11 Regarding no.18 London Road, they are set back from the boundary, would be partially obscured by vegetation and are set further back than no.20 London Road. As such, the proposal would not cause unacceptable harm in terms of dominance or shading.
- 4.3.12 The proposed changes to the front elevation would be mostly obscured by vegetation and are sympathetic to the dwelling and streetscene; so would not negatively impact the streetscene.
- 4.3.13 The proposed development would not have greater impacts than existing public highways land upon neighbour amenity, therefore I am satisfied that residential amenity would not be affected.

Highways and Parking:

- 4.3.14 Hertfordshire County Council (Highways Officer) has not objected to the application, therefore impacts on the safety and operation of the public highway along London Road are considered acceptable. The proposal does not include an increase in the number of bedrooms. Impacts on the public highway and parking, via Policy T2 of the NHLP, are therefore considered acceptable.

Environmental Implications:

- 4.3.15 The proposed development would be consistent with the criteria set out in Policy D1 'Sustainable Design' of the North Hertfordshire Local Plan 2011-2031 (NHLP) and would be generally compliant with Section 14 'Meeting the challenges of climate change, flooding and coastal change' of the National Planning Policy Framework (NPPF) 2021.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and compliant with Policies of the Local Plan 2011-2031 and Sections 9, 12 and 14 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. Prior to the first occupation of the development hereby permitted the vehicular access shall be completed and thereafter retained as shown on drawing number (HET-1807/01 Rev E) in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority. Prior to use appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

4. Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway, and such splays shall thereafter be retained at all times free from any obstruction between 1m and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

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: 18 December 2024	