

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01995/FPH	Two storey front extensions and two storey side extension following demolition of existing side element and chimney. Alterations to existing roof to include insertion of rooflights, front porch canopy and alterations to fenestration. Erection of detached garage and attached side shed. Hard landscaping works.	20 Newlands Lane Hitchin Hertfordshire SG4 9AU

Submitted Plan Nos

3986 06 Rev E 3986 01 Rev D 3986 07B 3986 02 3986 05D

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
D2	House exts, replcmnt dwellings outbuild
T2	Parking

2.0 **Relevant Site History**

- 2.1 16/01206/1HH – Single storey rear extension following demolition of existing conservatory and retention of raised deck area to rear garden – Conditional Permission – 12.07.2016

3.0 **Representations**

3.1 **Site Notice: None**

- 3.2 **Neighbour Consultation** – One letter of representation has been received. An objection was raised to the original design, but this has been retracted following amendments to the amended design.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 This is a detached dwellinghouse located on the west side of the road. The property lies adjacent Nos. 18 and 22. The rear garden measures some 20 metres in length, which runs parallel with the neighbouring properties. No. 18 is set behind the rear build line of No 20 and is set lower in the street scene. The property benefits from off road parking to the front of the property for 3-4 cars, behind a mature Beech hedge.

4.2 **Proposal**

- 4.2.1 The application proposes a two-storey front and side extension. This involves rebuilding the existing single storey side element and replacing it with a taller 1.5 storey high addition with room in the roof space. The originally submitted scheme offered a Juliette balcony to the rear first floor opening, however this has since been amended to a conventional three casement window opening and rooflights in the new roof slope.
- 4.2.2 Alterations include the insertion of rooflights, front porch canopy and alterations to fenestration. The application also proposes the erection of detached double garage and attached side shed and associated hard landscaping works.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity

Design and impact on local character:

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 DP3 of the National Planning Policy Framework.

4.3.3 The extensions will change the appearance of the existing property quite significantly, giving the whole building a more modern look externally. The two storey front extensions offer two new forward projecting gables giving additional head height at first floor and allowing for internal changes at ground floor. They also allow for an addition bedroom at first floor, taking it from a 4 to 5 bed property.

4.3.4 These additions will sit above the line of the surrounding boundary hedging and will be visible within the street scene; however, the additions will sit against the backdrop of the existing dwelling in materials comprising smooth white render, a slate roof and matching fenestration detail. The materials proposed are also different to that of the existing dwelling; however, the new proposed materials complement the existing dwelling and the wider design context of the surrounding street scene.

4.3.5 The new detached single storey garage will sit forward of the existing property. At present there is an existing shed building in situ, smaller than the garage proposed, screened from the wider street scene by the surrounding mature beech hedge. This hedge is intended to be retained. The roof of the garage will project above the hedge line and sit against the backdrop of the surrounding development and existing soft landscaping. There are garages and other built form that sits forward of the front build line, and this proposal does not look out of place with the context of the dwelling, its neighbouring properties or wider street scene.

4.3.6 Overall, the proposal is considered acceptable in design terms. It would not harm the character or appearance of the host dwelling or the wider street scene. Accordingly, the proposed development complies with Policies D1 and D2 of the NHLP and Policy DP3 of the NPPF.

Impact on Neighbouring Properties:

4.3.7 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.

- 4.3.8 In respect of neighbour amenity, the openings have been placed to be respectful of neighbour amenity. As a result of the amendments to the new rear facing first floor opening the impact on the occupiers of No 18 Newlands Lane is limited given the reduced opening size, removal of the Juliette balcony and the existing boundary treatment. The single storey side extension between No 22 and the application site will have minimal impact, and the existing boundary treatment ensures continued privacy between plots.
- 4.3.9 One neighbour representation has been received and the amendments made during the application process have addressed the concerns raised. Based on the above assessment the development is therefore considered to accord with Policy D3 of the NHLP and Policy L2 of the NPPF.

Highways and Parking:

- 4.3.10 The development does include an increase in the number of bedrooms, and the existing driveway space is being reduced as a result of the proposal. However, the new garage is large enough to comply with the Councils standards as a single garage with storage provision (marginally too small for a double garage). However, the driveway, even with the new forward projections and new garage offers off road parking provision for three or more vehicles. The parking therefore complies with Policy T2 of the NHLP, with adequate parking provision for the size of the property.

Environmental Implications

- 4.3.11 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. The site does fall within a blanket TPO area. Whilst no trees are proposed to be felled or impacted by the proposed development, the new garage will sit close to a neighbouring tree. To be certain the proposed development is mindful of the surrounding trees a condition has been added to ensure that prior to development commencing on the garage building details of neighbouring tree protection are submitted and agreed. This has been discussed with the councils tree officer who has advised an appropriately worded condition could overcome any impact on RPAs close by.

Biodiversity Net Gain:

- 4.3.12 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 to 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 Amended plans received 24th September to overcome officer concerns around loss of privacy have resulted in a betterment to the scheme prior to objection from the adjoining neighbour at No 18 Newlands. The changes made also positively respond to the neighbour concerns.

4.6 **Pre-Commencement Conditions**

- 4.6.1 Yes – regarding the ongoing protection of the surrounding hedge and trees during the development of the garage. The applicant is in agreement with the requirements of the condition.

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 development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting, approved documents and plans, together with the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.

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

4. Prior to the commencement of development of the garage, hereby permitted, an Arboricultural Impact Assessment (AIA) shall be undertaken to identify the Root Protection Areas (RPAs) of all trees and hedgerows to be retained on or adjacent to the site, including those on neighbouring land where their Root Protection Areas may be affected by the proposed development. Any excavation within identified Root Protection Areas shall be carried out using hand-held tools and, where appropriate, compressed air soil displacement techniques. An Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) detailing safe construction practices within the identified Root Protection Areas, and demonstrating compliance with BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations" and BS3998:2010 "Tree Work - Recommendations", shall be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall thereafter be carried out fully in accordance with the approved details.

Reason: To prevent damage to or destruction of trees and hedgerows to be retained on or adjacent to the site, including those on neighbouring land that may be affected by the development, in the interests of the appearance of the completed development, biodiversity and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011-2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process 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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 October 2026	