

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02714/FPH	Single storey side and rear extension. Installation of front roof light, second floor side window and alterations to existing rear dormer window.	10 Highbury Road Hitchin Hertfordshire SG4 9RW

Submitted Plan Nos

A100 A101 A102 A103 A105-Rev-1 A106-Rev-1 A107-Rev-1 A108-Rev-1 A010-Rev A

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP13	Historic environment
SP6	Sustainable transport
SP9	Design and Sustainability
T2	Parking

2.0 **Site History**

- 2.1 24/00513/FPH - Single storey side and rear extension. Insertion of second floor side window and front and rear rooflights to existing roofslopes – Approved 19/04/24.

3.0 **Representations**

- 3.1 **Ecologist** - No ecological information has been provided, pity about the loss of the cherry tree but as it's a householder application no BNG. You could add a bat informative but I doubt there would be a presence in the tree looking from streetview.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey semi-detached dwelling with a pitched roof. The side party boundary with No. 11 is comprised of fences and the side wall of a building. The site is in a residential area comprised of detached and semi-detached dwellings. The site is in a Conservation Area, and an Article 4 Area.

4.2 **Proposal**

- 4.2.1 The erection of a single storey side extension with a flat roof and two roof lanterns, the insertion of a front rooflight and a second floor side window, and removing part of the rear roof to provide a larger window for a dormer.

4.3 **Key Issues**

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

Design and heritage

- 4.3.2 There are no objections to the design, size and siting of the new rooflight and side window. The extension is not considered to be of a size, siting and design out of keeping with the character and appearance of the host dwelling, would have detailing similar to that of the host dwelling, and is similar to an extension recently approved under 24/00513/FPH.
- 4.3.3 The removal of part of the roof would be small, to the rear with limited visibility, is considered to relate acceptably to the existing dormer, and would not be harmful to the character and appearance of the dwelling and the street scene. The application property is not a designated or a non-designated heritage asset, and would not affect the settings of any listed buildings as designated heritage assets.
- 4.3.4 The site is in a Conservation Area, where S72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers in conservation areas "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*". As above, the amount and scale of the proposed development would be relatively small, most of the extension would be at the rear with a small side profile, and is not considered harmful to the significance of the Conservation Area.
- 4.3.5 The extension would be set back from the street, with a flat roof and small projection from the side of the dwelling, and as such it will not be harmful to the character and

appearance of the street scene and locality. The proposal complies with Policies D1, D2 and HE1 of the adopted Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.6 The new rooflight will be small and will not cause any greater impacts than the existing front dormers, and will not harm amenity. The new second floor side window is proposed to be obscure glazed, and can be required as such by Condition. The altered rear dormer would not enlarge the dwelling, and views from the larger window are not considered to be materially greater than those from the existing window.
- 4.3.7 The extension would not affect the amenity of attached dwelling No. 9 as it would be completely obscured by the host dwelling. The extension will be a similar height to a boundary fence with other neighbouring property No. 11 and will be adjacent to a ground floor side wall of that property which doesn't have ground floor side openings, and will also be set off the boundary, therefore the extension will not harm the amenity of No. 11. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.8 The extension will be built onto part of the existing driveway. There will not however be a reduction from the present single parking space, while the number of bedrooms will be decreased by one. Parking is acceptable, and 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 new second floor south elevation window facing towards No. 11 Highbury Road shall be obscure glazed.

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

4. The extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

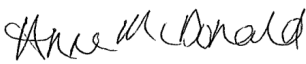
Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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.

Informative/s:

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure, or kill bats; damage or destroy a breeding or resting place; obstruct access to their resting or sheltering places; intentionally or recklessly disturb a bat while it's in a structure or place of shelter or protection. Planning consent for a development does not provide a defence against prosecution under these acts. It is the legal responsibility of the contractor to check for bats, should bats be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 January 2025	