

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02272/FPH	Single storey side/rear extension following demolition of existing outbuildings, front porch extension and alterations to fenestration. (Amended plans recieved on 09.12.2024)	5 Bradleys Corner Hitchin Hertfordshire SG4 0PR

Submitted Plan Nos

PL-499 PL-500 PL-505-B PL-506-B

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 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached, two-storey dwelling on the east side of Bradleys Corner in a residential part of Hitchin. Gardens exist to the front and rear.

4.2 **Proposal**

4.2.1 Single storey side/rear extension following demolition of existing outbuildings, front porch extension and alterations to fenestration.

4.2.2 Materials mostly set to match existing.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

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 side/rear extension would have a width of approx. 7.7m, extend approx. 3.5m and have a height of approx. 3.3m with a flat roof. Regarding the approx. 3.2m width that will be visible from the street scene, built form already exists from existing side extension which has a height of approx. 4.2m. Therefore, the visible height of the side element would be reduced by approx. 0.9m. So, there would be no impact on neighbouring amenity. The proposed brickwork would match the colour and material of existing. The flat roof would have coping stone edging and an EPDM rubber finish. The proposed windows, rooflights/sky lantern and bi fold doors would be grey aluminium framed.

4.3.4 The proposed front porch extension would have a width of approx. 3.0m, extend approx. 2.0m in depth from the front wall with a gable, double pitched roof with an eaves height

of approx. 2.5m and a peak at approx. 4.0m. The proposed brickwork and roof tiles would match the colour and material of existing. The proposed external front door would be grey composite. Similar front porch extensions exist along the street scene.

- 4.3.5 Regarding the alterations to fenestration, all the windows are proposed to be grey aluminium framed so will be consistent throughout the proposal.
- 4.3.6 In my view, the scale of the proposed extensions and alterations to fenestration would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 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 Local Plan.

Impact on Neighbours

- 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 Regarding, no.3 Bradleys Corner, the non-adjoining neighbour, the proposal will add approx. 6.1m of built form along the shared boundary line; however, given the levels difference, flat roof, obscuring from the fence and the fact that the proposed extension extends to a similar depth of the existing rear element at no.3 Bradleys Corner, it is not considered that the proposed extension would result in unacceptable harm in terms of overdominance, loss of light or loss of privacy.
- 4.3.10 Regarding, no.7 Bradleys Corner, the adjoining neighbour, the proposed extension is set back from the shared boundary by approx. 0.7m. As the proposed single-story extension has been limited to approx. 3.5m in depth from the rear wall and has a flat roof it is not considered that it would result in unacceptable harm in terms of overdominance, loss of light or loss of privacy.
- 4.3.11 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.12 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.13 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

4.3.14 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 it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 December 2024	