

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02311/FPH	Single storey side and rear extension; side canopy and alterations to openings/fenestration on side elevation. (Amended plans recieved on 10.12.2024)	134 High Street Codicote Hitchin Hertfordshire SG4 8UB

Submitted Plan Nos

6040-ORD-1 6040-ORD-2 6040-E01 6040-P01-B

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 **Relevant Site History**

2.1 85/01804/1 - Erection of first floor side and single storey front and rear extensions.

Conditional Permission

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 **Codicote Parish Council** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of an end-terraced residential dwelling. The site has a large rear garden and a front driveway.

4.2 **Proposal**

4.2.1 Single storey side and rear extension; side canopy and alterations to openings/fenestration on side elevation.

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 states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

4.3.3 The side/rear extension have a width of approx. 6.9m, a height of approx. 2.9m, extend approx. 3.0m in depth from the rear wall and extend approx. 2.8m from the side wall. The proposed side elevation canopy would have a sloped roof with an eaves height of approx. 2.3m and approx. 3.0m at the peak with a width of approx. 3.6m and a consistent depth of approx. 1.1m around the 'L' shape. The walls of the proposed extension would be facing brickwork which deviates

from the existing painted brickwork. The roof would be a flat roof with 2no. uPVC framed rooflights. The proposed window and door on the extension would be uPVC framed. This design is considered to be sympathetic, proportionate and subordinate to the existing dwelling.

- 4.3.4 The alterations to fenestration/openings involve the addition of 1no. uPVC door under the proposed side elevation canopy which would replace the middle, side elevation, ground floor window.
- 4.3.5 The proposal would be visible from the street scene but given the sympathetic nature of the proposal and the fact that the canopy would be set back from the front elevation by approx. 5.9m and the extension by approx. 9.4m, it is not considered that this would cause unacceptable harm to the street scene.
- 4.3.6 Overall, the proposal is deemed acceptable in design terms, in accordance with Policies D1 and D2 of the Local Plan.

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 Regarding no.136 High Street, the adjoining neighbour, the proposed extension would add approx. 3.0m of built form along the boundary line. Given the flat roof, obscuring from fence and tree and a height of approx. 2.9m, which is similar in height to the existing single storey rear element at both no.134 and no.136 High Street, it is not considered that the proposal will cause unacceptable harm in terms of overdominance, loss of privacy or loss of light.
- 4.3.9 Regarding no.1-5 Glenbourne House High Street, the proposed extension is set back from the boundary line by approx. 0.9m and is obscured by a fence and row of trees. So, it is not considered that the proposal will cause unacceptable harm in terms of overdominance, loss of privacy or loss of light.
- 4.3.10 As such, the proposal would not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.11 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development, per policy T2 of the NHLP.

Biodiversity Net Gain (BNG)

- 4.3.12 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.13 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.14 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

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.

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: 12 December 2024	