

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02795/FPH	Single and two storey rear and two storey side extension including raised steps to the side following demolition of existing single storey rear extension (as amended by plans and documents received on 10.02.2025)	45 Stevenage Road St Ippolyts Hitchin Hertfordshire SG4 7PE

Submitted Plan Nos

0771SLP-A 0771-1A 0771-2-A2

1.0 Policies

D2	House exts, replcmnt dwellings outbuild
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D1	Sustainable design
D3	Protecting living conditions
T2	Parking

2.0 Site History

- 2.1 None relevant at property.
- 2.2 No 47 - 03/01570/1HH - Two storey rear and single storey side extensions. CP 11/02/2004. Built on site.
- 2.3 No 41 – 20/00056/FPH - Two storey rear extension (as a resubmission of planning application reference 19/02263/FPH withdrawn on 04.11.2019). CP 24/02/2020.

3.0 Representations

- 3.1 Neighbour consultation undertaken and site notice displayed. No objections received.
- 3.2 Parish Council consulted. No comment received to revised scheme.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 No 45 is a demi detached, two storey dwelling on the corner of Stevenage Road and East View. It forms part of one of two pairs of semis – cutting the corner of Stevenage Road and East View at 45 degree angle, creating a feature in the streetscene. The adjacent attached semi no 47 has been extended to the side and rear.
- 4.1.2 No 45 is set in a spacious plot. The garden slopes away slightly from the side and rear of the dwelling.

4.2 Proposal

- 4.2.1 Consent is sought for:

“Single and two storey rear and two storey side extension including raised steps to the side following demolition of existing single storey rear extension (as amended by plans and documents received on 10.02.2025)”

- 4.2.2 Materials – match existing.

4.3 Key Issues

4.3.1 The key issues for consideration are:

- 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 and Appearance

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 proposal will result in a substantial single and two storey addition to the side and rear of the existing dwelling. The additions will alter the overall appearance of the property when viewed from the side and rear. Due to the corner location of the site, the additions will be partially visible from East View.

4.3.4 The proposal is of an acceptable design and scale and will not cause harm to the visual amenity of the streetscene. Although the two pairs of semis at the corner of East View have a degree of symmetry and uniformity, the bulk of the extension will be located to the rear of the property and will not be particularly visible from the street therefore maintaining the uniformity of the streetscene in this location.

4.3.5 Matching materials are proposed, helping the extensions to relate positively to the host dwelling.

4.3.6 The proposed extensions are in keeping with the property and locality and are acceptable in term of design and appearance.

4.3.7 The proposed development is considered to comply with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance of the proposal are acceptable.

Impact on Neighbouring Properties

4.3.8 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

Potential Impact on No 47

4.3.9 No 47 forms the other half of this pair of semi detached properties. The single storey element of the proposal will project approximately 4m rearwards close to the boundary with no 47.

The depth is in line with the rear projection of the extension at no 47. The height of the extension will be approximately 3m to the eaves although due to the slope of the ground, the height from ground level will be higher. Two external steps are proposed to access the garden from the rear opening. The two storey element is stepped in by 4m and is set well off the boundary with no 47.

- 4.3.10 The depth of the single storey rear extension may result in an increase feeling of bulk and mass close to the boundary with no 47, particularly given the drop in ground levels. There may be some increase in potential overlooking from the two external steps at the rear. However, any potential harm is considered to be minor and not to a sufficient degree as to warrant a refusal of the proposal on this basis.
- 4.3.11 The two storey element is set sufficiently off the boundary to cause no harm.
- 4.3.12 Due to the orientation of the property, no overshadowing will occur from the rear extensions.
- 4.3.13 Given the above, it is considered that the proposed development would not result in any unacceptable harm to neighbouring occupiers and therefore complies with Policy D3 of the Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking

- 4.3.14 The proposed development will result in an additional bedroom at the property. However, there is ample on site parking on the driveway. No alteration to access is proposed. The development is therefore acceptable in terms of highways and parking.

Environmental Implications

- 4.3.15 The proposed development is relatively small in scale and 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.

Biodiversity Net Gain

- 4.3.16 This development is not subject to the statutory Biodiversity Gain Plan condition because householder applications are exempt in respect of the biodiversity gain condition, under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exemptdevelopments>).

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and to comply with the policies set out in the Local Plan and the National Planning Policy Framework. Grant conditional permission.

4.5 Alternative Options

- 4.5.1 None applicable.

4.6 Pre-Commencement Conditions

- 4.6.1 None applicable.

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 extension(s) 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. 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: 27 March 2025	

