

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00354/FPH	First floor side extension over existing garage and kitchen, alterations to existing garage fenestration to facilitate conversion of garage into habitable accommodation, single storey rear extension, and erection of front porch canopy following demolition of existing rear sunroom and partial demolition of existing kitchen extension.	37 Turnpike Lane Ickleford Hitchin Hertfordshire SG5 3XA

Submitted Plan Nos

0778SLP A 0778-1A 0778-2A

1.0 Policies

2.0 **Site History**

- 2.1 77/01100/1 - Erection of a single storey side extension for garage and dining room/following demolition of existing garage – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – 1x Support.
- 3.2 **Parish Council** – No representation received.
- 3.3 **Archaeology** – No comments.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 37 comprises a semi-detached two storey dwelling off Turnpike Lane, Ickleford. The front portion of the site is within the conservation area.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:
- First floor side extension over existing garage and kitchen.
 - Alterations to existing garage fenestration to facilitate conversion of garage into habitable accommodation.
 - Single storey rear extension
 - Erection of front porch canopy following demolition of existing rear sunroom.
 - Works following partial demolition of existing kitchen extension.

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 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 seeks to erect a first floor side elevation of the dwelling. The works would be clearly visible within the street scene, and it is noted that the adjoining neighbour, No. 2 Walnut Way, benefits from a side extension, and therefore I do not consider that the works would unbalance this pair of dwellings. The complementary built form, materials of construction and scale, together with the existing grain of development, I do not consider that the first floor side extension would appear out of place or be harmful to visual amenity. The proposed alterations to convert the garage, would be complementary to the existing dwelling, and would therefore not appear out of place. The porch is considered to comprise traditional built form and a common feature for dwellings within the district, and would not be objectionable in design terms. The proposed rear extension would be obscured from view from the street scene, and would feature a pitched roof and materials to match the host dwelling. Cumulatively, I do not consider that the scale of the extensions would be disproportionate or harm the visual amenity of the dwelling due to the scale of the plot, the footprint of the enlargements and their height. Impacts to the adjacent Conservation Area are not considered to be harmful owing to the above considerations of the design.
- 4.3.4 The proposed development is therefore considered to be in compliance 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 are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 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.
- 4.3.6 The proposed development does not seek to significantly enlarge the host dwelling beyond the principal and rear elevations of either neighbour, and therefore I do not consider that light loss or dominance would be objectionable or unacceptable. No first floor side windows are proposed, and the window arrangement is similar to existing. I therefore consider that outlook and potential losses of privacy would not be adverse or objectionable. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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:

- 4.3.10 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.

4.4 **Conclusion**

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

4.5 **Alternative Options**

- 4.5.1 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.

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: 31 March 2025	