

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02227/FPH	Single storey front and rear extensions and alterations to fenestration to side elevations.	29 Stotfold Road Hitchin Hertfordshire SG4 0QN
<u>Submitted Plan Nos</u>		
Location Plan NCA.383.PL002b NCA.383.PL003b NCA.383.PL004b NCA.383.PL005b NCA.383.PL006b		

1.0 **Policies**

D1 Sustainable design

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

Notes:

- ☐ Representations - no objections have been received to this application.
- ☐ Relevant planning history - none.
- ☐ Planning constraints – none relevant to the site.
- ☐ Existing property:
 - 2 storey, 4 bed detached dwelling with an integrated garage of brick and tile construction with hanging tiles and decorative brick features to the front elevation;
 - The property sits in a corner plot with vehicular access from both Stotfold Road and Grovelands Avenue.
 - The site slopes steeply at the rear away from the house. The house also sits substantially higher than the neighbouring detached property no 27.
- ☐ Surrounding area - the surrounding area is largely residential with several similar style detached houses nearby, some of which has been extended and differing materials used. In the wider locality there is some variety in the appearance of the streetscene and materials used.
- ☐ Proposal – consent is sought for *“Single storey front and rear extensions and alterations to fenestration to side elevations.”*
 - Single storey front extension including an open sided porch incorporating the existing garage;
 - 3m deep single storey rear extension;
 - Alterations to openings including:

- South (side) elevation – blocking up garage door and window and replace with high level window;
 - North (side) elevation – blocking up two doors and replace with windows
- 2m max height new timber fencing;
- Proposed materials include:
 - Brick to match existing, render and stained weatherboarding.
- Design:
 - the proposed front extension is a modest addition to the property. It will partially alter the character and appearance of the property but will not cause unacceptable harm to the appearance of the dwelling or the streetscene. The extension will be rendered and the hanging tile feature will be replaced with stained weatherboarding. There is variety in the streetscene in terms of materials uses. Whilst the proposed materials of render and weatherboarding are acceptable in principle, it is reasonable to attach a condition requiring details of colour/samples to ensure no harm is caused to the streetscene.
 - The rear extension is acceptable in terms of design and size and relates adequately to the host dwelling. Sufficient space remains around the dwelling in the plot. The rendered finish is acceptable (subject to the condition above) and there are similar examples in the locality.
 - The proposal will be partially visible from Grovelands Avenue but no unacceptable harm will be caused to the character and appearance of the streetscene which is varied.
 - The alterations to openings are modest and acceptable.
 - Proposed timber fencing is acceptable.
 - The overall design and appearance of the proposed extensions relate adequately to the host dwelling and neighbouring properties.
- Potential impact on neighbouring amenity
 - *impact on no 27.*
 - The proposed front extension incorporates the existing garage. There will therefore be little difference to the existing situation. No harm will be caused.
 - The single storey rear extension will be 3m in depth. However, due to the drop in levels towards the rear of the garden and the lower height of no 27, the potential impact of the extension is exacerbated. However, the extension does not project far beyond the rear elevation of the extension at no 27. It is also set over 1m off the boundary. Although some harm may arise, this is not sufficient to warrant a refusal of the proposal.

- ☐ No raised patio is proposed and the garden will be levelled (no change over 0.3m which requires planning permission). The timberboard fencing at 2m will not cause unacceptable harm.
 - ☐ The orientation of the site means there will be no overshadowing as a result of the proposal.
 - *Impact on no 88 Grovelands Avenue*
 - ☐ The proposed works will be located sufficiently far from the boundary to ensure no unacceptable harm will be caused.
 - It is considered that overall, no unacceptable harm will be caused to the amenity of no 27 Stotfold Road and no 88 Grovelands Avenue.
- ☐ Amenity for future occupiers – acceptable.
- ☐ Parking and access – the proposal does not generate the need for additional parking but will result in the loss of the existing garage. However there is adequate space to park on the driveway and on street parking provision.
- ☐ Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- ☐ Recommendation - Grant conditional permission.

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. Prior to above ground works, details and/or samples of the render and weatherboarding of the development hereby permitted shall be submitted to and

approved in writing by the Local Planning Authority and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 November 2025	