

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01405/FPH	Two storey side extension and recover existing garage roof.	11 Deacons Way Hitchin Hertfordshire SG5 2UF

Submitted Plan Nos

HET-1800/01 HET-1800/02

1.0 Policies

SP9	Design and Sustainability
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D1	Sustainable design
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D2 House exts, replcmnt dwellings outbuild

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 Site History

2.1 None.

3.0 Representations

3.1 Two neighbour objections received.

3.2 Objection submitted by no 10 Deacons Way raises the following concerns:

- ☐ Proximity of proposal to boundary creates overbearing impact, reducing light and contributing to a sense of enclosure;
- ☐ Proposed bathroom window would overlook no 10;
- ☐ Snug windows would overlook driveway area;
- ☐ Site highly visible from Deacons Way – perception of overdevelopment – will disrupt existing streetscene – out of character with the surrounding properties;
- ☐ Irregular plot shape and position of proposed extension appears cramped and detracts from visual coherence and character of the area;
- ☐ Detrimental impact on visual amenity of no 10;
- ☐ Removes parking space and reduces on site parking- reduction in parking exacerbates existing parking constraints.

3.3 Objection submitted by no 12 Deacons Way raises the following concerns:

- ☐ The visual appearance of the proposed extension will disrupt the existing streetscape, the overbearing impact and design would contribute to an overdevelopment appearance, destroying the good character of the street;
- ☐ The reduction in available parking will lead to increased on-street parking, congestion and causing obstructions for other vehicles.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 No 11 is a chalet bungalow style, detached dwelling located at the head of the cul de sac Deacons Way, Hitchin. The properties at the head of the street have a varied orientation, splayed around at the cul de sac head. No 11 sits on the south side of the head and has a slightly irregular plot shape, as does the neighbouring property of no 10.
- 4.1.2 There is room for 2-3 parking spaces on the drive. There is unrestricted on street parking.
- 4.1.3 The streetscene is varied in character with varying styles of dwelling and materials used.

4.2 Proposal

- 4.2.1 Consent is sought for “*Two storey side extension and recover existing garage roof*”.
- 4.2.2 Materials are proposed to 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 Local Plan policy SP9 states that new development will be supported where it is well designed and located and responds positively to the local context. Policy D1 reflects this strategic policy and 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 proposed 1.5 storey side extension is a modest addition to the existing dwelling and will not substantially alter the overall appearance of the property. The side extension is well proportioned and is sympathetic in terms of its scale, form and orientation to the main dwelling. The proposed gable end sits at a lower height than the main roof ridge height, helping the extension to relate positively in scale to the host dwelling. The proposed dormer window helps to reduce the bulk of the roof space of the extension.
- 4.3.4 It is noted that due to the irregular shape of the plot, the proposed extension does sit close to the boundary with no 10 and does close the gap and sky view between the properties when viewed from the street. Whilst this will have some degree of impact on the streetscene, it will not cause sufficient harm to warrant refusal of the proposal. The streetscene is varied, with a

number of irregular plot shapes and examples of similar extensions to the application site. The proposal relates adequately to the local streetscene and wider local context.

- 4.3.5 The proposal will not result in overdevelopment of the site. The property currently extends the width of the plot with the garage sitting along the boundary with no 10, stepped back from the building's frontage. The extension will be sited adjacent to the main dwelling, linked to the garage to the rear. Due to the current siting of the dwelling and garage within the site and the splaying of the plot to the rear, the proposal will not be overly cramped within the plot. It will be set back from the site's frontage and adequate space remains to the front and rear of the plot.
- 4.3.6 The proposed materials to match the existing will help to link the proposed additions sympathetically to the host dwelling. The proposed recovering of the garage roof is acceptable.
- 4.3.7 Comments raised in the neighbour objections have been carefully reviewed and it is considered that the concerns raised have been addressed above.
- 4.3.8 Overall the proposal is of an acceptable design and scale. It will sit sympathetically with the host dwelling and within the wider streetscene. The limited harm to the streetscene caused by the closing of the gap between nos 10 and 11 as a result of the irregular plot shapes is not sufficient to warrant refusal. It will not result in overdevelopment of the site.
- 4.3.9 The proposed development is therefore 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

- 4.3.10 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 10

- 4.3.11 The proposal will bring the side elevation of no 11 close to the boundary with no 10. Due to the irregular plot shape, the proposal will be angled towards no 10 and set slightly forward of the main front elevation of no 10. Due to the steep pitched roof and dormer window to accommodate the first floor accommodation, the overall bulk and mass of the proposal is reduced. The majority of the proposed extension is set adequately off the shared boundary. There are no side facing windows on the side elevation of no 10.
- 4.3.12 Good practice suggests that extensions should not breach a 45 degree line taken from an adjacent window. The extension will not breach the 45 degree line from the front windows of no 10 and will not therefore result in unacceptable loss of light or outlook to the property. The proposed extension will be visible at an oblique angle when viewed from the front window of no 10. However, this will not cause an unacceptable degree of harm and is acceptable. Due to the orientation of the properties, the extension will not result in any unacceptably overshadowing of no 10.

- 4.3.13 The proposal may result in some degree of overbearing and feeling of increased enclosure along the area of driveway close to the shared boundary and the side access to the rear of no 10. However, this would be no greater than could be expected in a built up area and is acceptable.
- 4.3.14 The opening and glazing of the side facing bathroom window at ground can controlled by condition to protect the amenity of the no 10. Views from the front facing ground floor window will not cause unacceptable harm to the amenity of no 10 and would be of a level than would be acceptable within a built up area.
Potential Impact on No 12
- 4.3.15 The proposed extension will be located on the side elevation away from no 12. As a result no harm will be caused to the amenity of no 12 due to the separation of the property by the main dwelling.
- 4.3.16 Given the above, it is considered that the proposed development will 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

- 4.3.17 The proposal will result in obscuring vehicular access to the existing garage resulting in the loss of parking provision at the site. Local Plan parking standards require a minimum of 2 spaces per 2-3 bed dwelling. The proposed development driveway can accommodate 2 parking spaces, meeting these standards.
- 4.3.18 No alteration to access is proposed.
- 4.3.19 Concerns raised in the neighbour objections are noted. The dwelling can accommodate the required parking spaces and is therefore acceptable in terms of parking.
- 4.3.20 The development is acceptable in terms of highways and parking.

Environmental Implications

- 4.3.21 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

- 4.3.22 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-exempt_developments).

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.

4. The window at ground floor level on the side elevation facing the neighbouring property no 10, of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 August 2024	