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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Andrew Hunter.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b> | <b>APPLICATION SITE</b>                                                         |
|----------------------------------|---------------------------------------------|---------------------------------------------------------------------------------|
| 24/01468/FPH                     | Single storey rear extension                | 34 Drovers Way<br><br>Pirton<br><br>Hitchin<br><br>Hertfordshire<br><br>SG5 3EQ |

**Submitted Plan Nos**

DROV-10-001 DROV-10-002 DROV-10-010 DROV-10-011 DROV-10-012 DROV-10-013 DROV-10-020  
DROV-10-021 DROV-10-022 DROV-10-023

**1.0     Policies**

D1                      Sustainable design

|        |                                         |
|--------|-----------------------------------------|
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| SECN12 | Achieving well-designed places          |
| SP9    | Design and Sustainability               |

## **Pirton Neighbourhood Plan**

### **Policies PNP 3**

#### **2.0        Relevant Site History**

2.1        None.

#### **3.0        Representations**

3.1        **Parish Council** – No objections.

3.2        **Ecologist** - No comments to make.

#### **4.0        Planning Considerations**

##### **4.1        Site and Surroundings**

4.1.1     The site is a two storey detached dwelling with a pitched roof. Rear party boundaries are 1.8m high fences. The site is in a relatively new residential development, with mainly detached dwellings nearby.

##### **4.2        Proposal**

4.2.1     The proposal is for a single storey rear extension with a mono-pitched roof.

##### **4.3        Key Issues**

4.3.1     The key material considerations are design, and impacts on neighbour amenity.

#### Design

- 4.3.2 The extension would be a small addition and is considered of a design and size in keeping with the character and appearance of the dwelling. The extension will have limited visibility in the street scene and will not be harmful to it. The design is acceptable. The proposal complies with Policies D1 and D2 of the Local Plan.

#### Neighbour amenity

- 4.3.3 The extension will be small, set away from both neighbouring dwellings, and will also be obscured from neighbouring dwelling No. 32 to the north by a detached garage in the application site. The extension will not therefore appear overbearing or cause loss of light or other harmful impacts. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

#### 4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

#### 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. 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.

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| <p>Signed</p><br><br><p>Sam Dicocco</p><br><p>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 22 August 2024</p>                                                                                                                     |                                                                                                                                                 |