

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00891/FPH	Two storey side and rear extension, first floor rear extension to include Juliet balcony over existing bay window, replace existing roof to include installation of rooflights and solar panels to facilitate conversion of loftspace into habitable accommodation and demolish existing chimneys, following demolition of existing side and rear extension. Alterations to existing fenestration and installation of external wall insulation (as amended by plans received on 01/07/2025).	8 Walsworth Road Hitchin Hertfordshire SG4 9SP

Submitted Plan Nos

1574-G2-P003 1574-G2-P004 1574-G2-P005 1574-G2-P006 1574-G2-P007 1574-G2-P008 1574-G2-P009 1574-G2-P001.A 1574-G2-P010.A 1574-G2-P011.A 1574-G2-P012.A 1574-G2-P013.A 1574-G2-P014.A 1574-G2-P015.A

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework 2024 (NPPF)

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 North Hertfordshire Local Plan 2011-2031 (NHLP)

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

2.0 Relevant Site History

- 2.1 83/00320/1 - Erection of two storey side extension following demolition of existing garage. Conditional Permission.

3.0 Representations

- 3.1 **Press, Site and Neighbour Consultation** – One objection has been received from 115 Whinbush Road, Hitchin which is sited to the rear of the application site. The objection raises the following concerns:

- Overlooking and loss of privacy to bedrooms and bathroom windows as a result of the proposed Juliet balcony.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site lies on the northwest side of Walsworth Road which is within the Hitchin Conservation Area and comprises of a large, detached residential dwelling with attached garage. Gardens are present to both front and rear of the dwelling. The front garden is laid to hardstanding to provide for off-street parking of vehicles. A timber boundary fence exists to the front party boundary and separates the application site from the highway. Properties on this side of Walsworth Road are set at a lightly lower level than the highway with the land having a gentle slope falling away to the northwest towards gardens of properties in Whinbush Road.
- 4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Two storey side and rear extension, first floor rear extension to include Juliet balcony over existing bay window, replace existing roof to include installation of rooflights and solar panels to facilitate conversion of loft space into habitable accommodation and demolish existing chimneys, following demolition of existing side and rear extension. Alterations to existing fenestration and installation of external wall insulation (as amended by plans received on 01/07/2025).
- 4.2.2 The amended plans replace the previously proposed replacement roof with green tiles to brown tiles and reduces the size of the apex window to the rear elevation.

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 locally listed building and the character and appearance of the Conservation 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

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. In this

regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.3 Following demolition of existing side and rear extensions, the development would see the erection of a two-storey side extension and rear extension to the existing dwelling to provide additional habitable accommodation which would include a revised internal layout and the creation of a second-floor level. At first floor level on the rear elevation an existing recess between the existing ground floor bay, extended to incorporate a first-floor bay, would be extended though would remain set back from the proposed rear elevation and bay. In order to facilitate the development, the proposal includes the removal of three existing chimney stacks and installation of a new roof with the roof tile being brown to match that of the existing finish. To the flat roof section, located centrally to the new roof, a row of five solar panels is proposed. The roof form of the proposed side extension would be hipped and set down from the main roof of the dwelling where this faces the neighbouring property to the west no.7 Walsworth Road. To the rear elevation an apex roof form is shown which accommodates an apex window. Openings at roof level would include the installation of velux rooflights and sun tunnels to the side and rear with no openings at roof level to the front elevation. Alterations to the fenestration include the installation of two large single pane windows to the rear elevation both at ground and first floor levels, these would be to a lobby at ground floor level allowing for a feature open space at first floor level. In addition, a Juliet balcony is proposed to the first-floor bay window on the rear elevation. The proposed windows would be replaced with black framed windows and doors which would generally reflect the style of the existing windows. The external finish to the dwelling would incorporate wall insulation with a render finish to match that of the existing dwelling. The existing side access to the rear of the dwelling would remain.
- 4.3.4 I am satisfied that the design of development is acceptable and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.5 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.6 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.7 The result of the extensions and changes to the property are significant in terms of the proposed visual appearance of the property which includes the loss of noticeable chimney stacks, however, I find the proposed design and materials sympathetic to the locality and to the conservation area and I am satisfied that there would not be any harm to the heritage significance of the conservation area as a result of the proposed development.

- 4.3.8 I am satisfied that the development is acceptable and in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.9 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan..
- 4.3.10 One comment has been received and states '*...not inclined to object in principle to this application...*' and relates to the introduction of a Juliet balcony to the rear first floor extension on the grounds that direct overlooking will occur to habitable rooms should the doors be open, and that existing trees to the rear boundary of the property do not screen this particular view, and therefore concerns arise around loss of privacy to such rooms. Whilst the extension to form the first floor bay would mean that the opening is closer to properties in Whinbush Road, there is an existing window on the rear elevation of the property at this level and I am not convinced the minor extension and addition of a Juliet balcony would result in a significant increase in overlooking and subsequent loss of privacy as to justify a design change. I am therefore satisfied that the proposed development would not impact on existing residential amenity to a significant degree
- 4.3.11 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The proposed development would result in the addition of one bedroom to the property, increasing the total number to five. The site benefits from sufficient off-street car parking able to accommodate at least two cars and with the provision of bicycle storage, the proposal would be in accordance with local planning policy.

Biodiversity Net Gain (BNG)

- 4.3.13 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.

Environmental Implications:

- 4.3.14 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.15 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP9, SP13, D1, D2, D3 and HE1 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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. 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 July 2025	