

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02119/FPH	Two storey side extension and part two storey and part single storey rear extension following demolition of existing conservatory	Hicca House 10 Russells Slip Hitchin Hertfordshire SG5 2BJ

Submitted Plan Nos

Location Plan RUS-23-01 RUS-23-02

1.0 Policies

D1 Sustainable design

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

Notes:

- ② Representations – neighbour notification and site notice displayed - no objections have been received to this application.
- ② Relevant planning history – none.
- ② Planning constraints – none relevant to the site.
- ② Existing property – the application property is a semi-detached, two storey dwelling located on the west side of Russells Slip – a pedestrian access road to the dwelling and surrounding properties. The rear garden is modest in size and rises steeply upwards to the rear.
- ② Surrounding area - the surrounding area is largely residential with a mix of semi detached and detached properties. There is a variety in style and materials in the streetscene. A number of neighbouring properties have been extended. The plot sizes in the locality are relatively modest.
- ② Proposal – consent is sought for “*Two storey side extension and part two storey and part single storey rear extension following demolition of existing conservatory*”. The proposed materials to match existing.
- ② Design – the proposed extensions will be substantial additions to the host dwelling.
 - o The two storey side extension is substantial and will alter the overall appearance of the property. The roof height will sit slightly lower than the host dwelling, helping it to appear slightly subservient to the host dwelling.
 - o The side extension will close the gap between no 10 and the neighbouring property. However, an adequate space is left between the two properties, ensuring there is no terracing effect.
 - o The two storey rear extension will have a gable end sitting at a lower level than the host property helping it to be subservient.
 - o The single storey rear extension will have a flat roof and be in line with the rear and side elevations of the two storey extensions.

- o The proposed materials are to match the existing, helping the extensions to link sympathetically with the host dwelling.
- o Although the proposed works will substantially increase the size of the dwelling, adequate space remains in the plot. The properties in this part of Russells Slip have modest size plots and the proposal will be in keeping with this pattern of development.
- o The design is in keeping with the original dwelling and the wider streetscene where there is variety in the style and design of the dwellings. A number of neighbouring properties have been similarly extended.
- o The overall design and appearance of the proposed works is in keeping with the character and appearance of the host dwelling and neighbouring properties. The design complies with the policy requirements of the NPPF and Local Plan policies D1 and D2 and is acceptable.

☐ Potential impact on neighbouring amenity

- o impact on no 9:
 - ☐ the two storey rear extension may cause some degree of harm to the amenity of the occupiers of no 9 through loss of light and overbearing at first floor level. The rear facing window at first floor at no 9 serves a bathroom – a non habitable room. Harm to non habitable rooms is given less weight in the planning assessment of neighbour impact. The degree of potential harm would be minimal and is considered acceptable.
 - ☐ The rear extension will not project beyond the rear extension of no 9.
- o Impact on no 11:
 - ☐ The two storey side extension is set a sufficient distance off the boundary with no 11. The rear elevation of the two storey element will not project beyond the rear elevation of no 11. No unacceptable harm will arise.
 - ☐ The single storey element will be set an adequate distance from the boundary and will not cause any unacceptable harm.
- o It is considered that overall, no unacceptable harm will be caused to the amenity of nos 9 and 11 and the policy requirements of the NPPF and Local Plan Policy D3 are met.

☐ Amenity for future occupiers – acceptable.

☐ Parking and access – the property does not have any off street parking. However, there is adequate permit on street parking available.

☐ Conclusion - the application is acceptable in planning terms and complies 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. 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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 November 2024	