

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01081/FPH	Single storey front and side extension to existing attached garage	34 Brampton Park Road Hitchin Hertfordshire SG5 1XF
<u>Submitted Plan Nos</u>		
0304_25_PL101 0304_25_PL102 0304_25_PL103 0304_25_PL104_ 0304_25_PL105_ 0304_25_PL106 0304_25_PL107 0304_25_PL108_ 0304_25_PL109_ 0304_25_PL110_ 0304_25_PL111_		

1.0 **Policies**

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

- 2.1 17/02614/1HH - Single storey side extension following demolition of existing garage – Approved 28/11/17.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached bungalow with a pitched roof. The north side party boundary is vegetation up to 2.5m high. The site is in a residential area comprised of detached and semi-detached dwellings.

4.2 **Proposal**

- 4.2.1 The erection of a single storey front and side extension with a flat roof which would replace an existing single garage. New hardstanding for parking is also shown.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, neighbour amenity, and parking.

Design

- 4.3.2 There are no objections to the enlarged hardstanding. The extension is considered to be of a size and design in keeping with the character and appearance of the dwelling.
- 4.3.3 The proposal will bring the front of the host dwelling further forwards. In this case it's not considered that this will result in the dwelling being harmfully visually dominant in the street scene as the projection beyond the existing front wall will be small, the extension will have a flat roof, and the extension will remain further from the street than part of the existing dwelling due to how the front boundary tapers away from the front of the dwelling. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.4 The extension will not harm the amenity of closest dwelling No. 34 as it will be obscured by the host dwelling. The extension will not harm the amenity of dwellings to the north as existing vegetation will be considered to largely obscure it. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.5 The proposal will not reduce existing parking provision, and complies with Policy T2 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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 23 June 2025	