

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00558/FPH	Single storey front extension including replacement pitched roof to front element and single storey rear extension following demolition of existing conservatory. Insertion of ground floor side window.	38 Kings Hedges Hitchin Hertfordshire SG5 2PZ

Submitted Plan Nos

Location Plan D250106/1 D250106/2

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 15/01579/1HH - Replace garage door with window on front elevation to facilitate conversion of integral garage to habitable accommodation – Approved 27/07/15.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached two storey dwelling with a pitched roof. Rear party boundaries are 1.8m fences, walls, and higher vegetation. The site is in a residential area comprised of semi-detached dwellings.

4.2 **Proposal**

- 4.2.1 The erection of a single storey rear extension with a mono-pitched roof which would replace an existing conservatory, a single storey front extension with a mono-pitched roof, the continuation of that roof over an existing flat-roof front projection, and new ground floor front and side windows.

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 new windows. The rear extension is considered to be of a size, siting and design in keeping with the character and appearance of the host dwelling, and will have limited impacts on the dwelling and locality.
- 4.3.3 The front extension and new pitched roof would be a small addition in keeping with the character and appearance of the dwelling. This extension would visually unbalance the pair of semi-detached dwellings it's attached to, however the differences would be small and are not considered harmful. In any case the street scene has numerous similar single storey front projections, therefore the front extension will not be harmful to the street scene. 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 rear extension will not harm amenity as it will be of a small depth, height and size, will be obscured from No. 40 by a single storey rear projection to that dwelling, and will be set away from the boundary with other neighbour No. 36. The new windows will not harm privacy and amenity as one will be on the front, and views from the new side window will be obscured by a boundary fence.
- 4.3.5 The front extension will not harm the amenity of attached neighbour No. 40 as its roof will be small and of a low height, and it will be largely obscured by an existing front projection of the application property. The front extension will not harm the amenity of other neighbour No. 36 as it will be set away from the boundary, and will be a similar depth to the facing side wall of No. 36 that does not contain any openings. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.6 The site will have parking provision for at two cars, and complies with minimum standards. The proposal 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.

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: 23 April 2025	