

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00344/FPH	Single storey rear and side extensions following demolition of existing conservatory	5 Tennyson Avenue Hitchin Hertfordshire SG4 0PX

Submitted Plan Nos

Location Plan 5TA-FP100 5TA-FP101 5TA-FP102 5TA-FP103 5TA-FP200 5TA-FP201 5TA-FP202 5TA-FP203 5TA-FP210 Rev01 5TA-FP211 5TA-FP212 5TA-FP213

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking

2.0 **Relevant Site History**

- 2.1 18/00924/FPH - Two storey rear and single storey side extensions following demolition of existing conservatory (as amended by drawing 1855-01C received 14/05/2018).
- 2.2 18/02144/NMA - Addition of a double glazed casement window to the kitchen and bedroom 2 (as non material amendment to 18/00924/FPH granted 15/05/2018)

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a detached two storey dwelling on the corner of Tennyson Avenue and Masfield, in a residential part of Hitchin. The site has a rear detached garage with access onto Tennyson Avenue.

4.2 **Proposal**

- 4.2.1 Single storey rear and side extensions following demolition of existing conservatory
- 4.2.2 The proposal is a renewal and alteration of 18/00924/FPH, replacing the two-storey rear extension with a single storey extension with a lesser depth.
- 4.2.3 The side extension would be approximately 6.75m deep, 2.29m wide at the front and 2.99m wide at the rear with a flat roof at the height of 3m.

4.2.4 The rear extension would be 3m deep, 6.65m wide with a gable roof with eaves at 2.55m and a ridge at 3.52m.

4.2.5 The proposed materials would be facing brickwork, tiles and white uPVC windows to match the existing.

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 character and appearance of the 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 and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The proposed extensions would be a renewal of 18/00924/FPH. The side extension would be the same as previously approved and the rear extension would be a significant reduction from the approved two storey extension. In addition, it would also have a similar albeit slightly deeper footprint than the existing rear conservatory. In any case, I consider that the proposed extensions would be a subservient addition to the dwelling with a sympathetic roof form, materials and scale. As the site is a corner plot, the extensions would be visible from Tennyson Avenue. In my view, due to the above they would not have an adverse effect on the character of the dwelling as seen from the street scene.

4.3.4 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbouring Properties:

4.3.5 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 NHLP.

4.3.6 The proposed side extension would be oriented away from any neighbouring dwellings. The proposed rear extension would be slightly deeper than the existing conservatory but in my view would have a modest depth, eaves and ridge height. It would also be set off the boundary and therefore would not be considered an overbearing addition which would harm neighbouring amenity. The side window proposed would be at ground floor level and therefore would not provide a vantage point for overlooking.

4.3.7 The proposal therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

4.3.8 The proposed development would retain the existing parking area to the rear of the property which provides 2 off-street vehicle parking spaces. The proposal therefore complies with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

4.3.9 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:

4.3.10 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 North Herts Local Plan, which sets out that development proposal 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.

4.3.11 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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.

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	