

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00387/FPH	Two storey and single storey side extension incorporating storage area; single storey rear extension with balcony area above following demolition of existing detached garage. Creation of basement and insertion of rear dormer window to facilitate loft conversion. Extension to rear decking area	13 The Chilterns Hitchin Hertfordshire SG4 9PP

Submitted Plan Nos

01 02 03 04 05 06 07 08 09 10 11 12

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP13	Historic environment
SP6	Sustainable transport
SP9	Design and Sustainability
T2	Parking

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Neighbours** – The following objections were received from No. 12 The Chilterns:

- ☐ Loss of light.
- ☐ Impacts in rooms and patio.

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 fences, vegetation and walls of varying heights. The site is in a residential area comprised of semi-detached and detached dwellings. The site is in a Conservation Area and an Article 4 Area.

4.2 **Proposal**

- 4.2.1 The erection of a two and single storey side and rear extension with pitched and flat roofs, a new raised terrace adjoining the rear extension, a rear dormer with a pitched roof to facilitate a loft conversion, and a new basement. The number of bedrooms will be increased from three to four.

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 basement and new rear decking as these will have minimal to no impacts on the dwelling and locality. The side and rear extensions would not be small however they're considered to be of a size, siting and design in keeping with the character and appearance of the host dwelling. The rear dormer would be of an acceptable design, is not considered so large that it would visually dominate the rear roof slope, and would have limited impacts on the locality.
- 4.3.3 The side and part of the rear extension will be visible in the locality, however it's not considered that the impacts would be significant, particularly as the two storey element would be lower than the main roof ridge and set in by more than 1m from the party boundary.
- 4.3.4 The two storey extension would have a flat crown roof. This is considered acceptable as it would be small in size, towards the rear, would not appear obvious from the street, and as some other nearby dwellings have flat crown roofs. The proposal is not considered harmful to the significance of the Conservation Area and complies with S72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The design is acceptable. The proposal complies with Policies D1, D2 and HE1 of the adopted Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.5 The new basement will not be visible to neighbours and will not harm amenity. The dormer will be small, set away from the boundaries and neighbouring dwellings, will primarily provide views of the application site, and will not harm amenity. The new rear raised decking would be considered to provide similar views to an existing area of decking, and is not considered harmful to amenity.

- 4.3.6 Turning to the proposed side and rear extensions, the single storey side extension would have similar impacts on one neighbour No. 14 as an existing detached garage in the site, and will not be harmful.
- 4.3.7 The two storey part of the extension will be most visible from a ground floor study window and a first floor bedroom window. Impacts on the bedroom window are not considered harmful as the side extension would be set away from the boundary and would not be high. The extension would be to the north of the two windows and will not cause loss of light. Outlook from the study window is presently limited as it faces towards a nearby high fence, and the proposed two storey extension is not considered to significantly worsen this situation.
- 4.3.8 No side openings are proposed facing No. 14, and the proposal is considered beneficial in terms of privacy as all but one existing side opening would be covered by the proposed extension. Impacts on No. 14 are considered acceptable.
- 4.3.9 The other closest dwelling is attached dwelling No. 12, who have objected. The side extension and the two storey part of the rear extension are considered sufficiently far from No. 12 to not cause loss of amenity.
- 4.3.10 The objections from No. 12 primarily concern the impacts of the proposed single storey rear extension. No. 12 has an outside patio area adjacent to the site of the proposed extension, which the proposed extension would be visible from. The extension would project beyond a shared outside wall that separates the patio of No. 12 from a similar patio serving No. 13.
- 4.3.11 The proposed extension would project for a depth of approx. 2.4m beyond the end of the shared wall, and would have a low height due to its proposed flat roof and lower mono-pitched roof that would be built off the end of the rear extension.
- 4.3.12 While the single storey extension would be visible from the adjacent rear patio of No. 12 and its openings behind the patio, the depth and size of the rear extension beyond the rear boundary wall are small and of a size and relationship to a neighbouring dwelling that is normally acceptable. Potential impacts on No. 12 in terms of effect upon outlook and overshadowing would not result in an unacceptable degree of harm that would justify the refusal of planning permission. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.13 The number of bedrooms would be increased from three to four. The site will have parking provision for two cars, which complies with Local Plan Policy T2 and is acceptable.

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	

