

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02933/FPH	First floor rear extension with pitched roof and alterations to front staircase window.	67 London Road St Ippolyts Hitchin Hertfordshire SG4 7NE

Submitted Plan Nos

AIC-24057-67LR-EX-A301 Rev 01 AIC-24057-67LR-EX-A302 AIC-24057-67LR-EX-A303 AIC-24057-67LR-EX-A304 AIC-24057-67LR-EX-A305 AIC-24057-67LR-EX-A306 AIC-24057-67LR-EX-A307 AIC-24057-67LR-EX-A308 AIC-24057-67LR-EX-A309 AIC-24057-67LR-EX-A310 AIC-24057-67LR-EX-A311 AIC-24057-67LR-EX-A312

1.0 Policies

- D1 Sustainable design
- D2 House exts, replcmnt dwellings outbuild
- D3 Protecting living conditions
- SECN12 Achieving well-designed places

2.0 Planning History

- 2.1 **08/01268/1HH** - Installation of new vehicular crossover.

Conditional Permission

3.0 Representations

- 3.1 **Site Notice and Neighbour Consultation** – None received.
- 3.2 **St Ippolyts Parish Council** – None received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site is a detached dwelling located on the east side of London Road, St Ippolyts.

4.2 Proposal

- 4.2.1 Planning permission is sought for the erection of a first floor rear extension with pitched roof and alterations to front staircase window.

4.3 Key Issues

- 4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposal incorporates a modest first-floor rear extension atop an existing single-storey rear element, measuring approx. 7.3m wide, 5.1m to eaves and 6.9m to ridge. The first floor element is no deeper than the existing single storey element. The proposed ridge line will be set down from the dwellings main ridge line and the eaves will match. The extension is to be finished in masonry brick, concrete tiles and uPVC windows. The proposal also looks to alter an existing window on the front elevation serving the staircase, increasing the size of the glazing.
- 4.3.4 It is considered that the design of the proposal is acceptable in planning terms. The scheme is a modest first floor extension to a sizable property which can accommodate an addition of this size. The extension will be subservient to the host dwelling given the recessed ridge line, matching eaves and the fact that there will be no increased depth. Moreover, due to the use of matching materials, the extension will be sympathetic to the host property. The extension will not be visible from the street scene. The proposed window change on the front elevation would benefit from a permitted development fallback position and in any case, is modest and acceptable.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The property is set between two detached neighbours, to the north and south. The neighbour due south will not be impacted by the proposed extension, given its location and the relative separation distance. The neighbour due north will see the proposed extension but given the distance from the boundary and the neighbour, coupled with the modest depth of the proposal, no adverse impacts are expected. As such, it is considered that the proposal will not result in adverse harm to the reasonable living conditions and well-being of neighbours, with respect to overdominance, loss of daylight/sunlight, and loss of privacy.
- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.9 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due to it falling under the scope of the 'de minimis' exemption as this is a householder application.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

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