

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00754/FPH	First floor side extension and front porch.	172 Wymondley Road Hitchin Hertfordshire SG4 9QL

Submitted Plan Nos

HET-1829/01 HET-1829/02

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 08/01835/1HH - First floor extension and single storey side and rear extensions following demolition of existing garage – Approved 11/11/08.

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. The site is in a residential area comprised of semi-detached and terraced dwellings.

4.2 **Proposal**

- 4.2.1 The erection of a first floor side extension and an attached front porch with pitched roofs. 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 The side extension with porch will not be small, however it will not be excessively large compared to the host dwelling, and will have a design in keeping with its character and appearance. The side extension will not harmfully unbalance the pair of semi's, and will not harm the street scene as it will not result in a terracing effect due to its distance from the side boundary and will be of a sympathetic design. 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

- 4.3.3 The side extension and porch are considered to be sufficiently far and oblique from the closest front and side openings of neighbour No. 174 to not appear overbearing and cause loss of light, and will not harm privacy as no side openings are proposed. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.4 The number of bedrooms would be increased from three to four. The site has parking provision for one car, which will be retained. The Council's parking standards are for a dwelling with two or more bedrooms to have at least two parking spaces in its curtilage.
- 4.3.5 The enlarged dwelling will have one parking space below the minimum standards, however this is the case with the present dwelling. There are no requirements in the parking standards for parking to be increased where it is presently sub-standard. The difference in additional parking demand from one additional bedroom would in any case be very small and is not considered objectionable. The proposal 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.

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: 12 May 2025	