

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00619/FPH	Part two storey and part single storey rear extension, enlargement of first floor rear dormer window following removal of rear chimney stack. Insertion of first floor side window. Alterations to fenestration and hard landscaping.	43 West Hill Hitchin Hertfordshire SG5 2HY

Submitted Plan Nos

06-02-25_0(1) 06-02-25_0(5) - 06-02-25_0(2) 06-02-25_0(3) 06-02-25_0(4) 06-02-25_0(6) - 06-02-25_0(7) 06-02-25_0(8) 06-02-25_0(9)

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework 2024 (NPPF)

Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 79/01131/1LB - Erection of two storey side and rear extension. Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey, detached residential dwelling having benefitted from a previous extension as detailed above. Gardens exist to both the front and rear of the property and there is off-street parking for two vehicles.

4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Part two storey and part single storey rear extension, enlargement of first floor rear dormer window following removal of rear chimney stack. Insertion of first floor side window. Alterations to fenestration and hard landscaping.

4.2.2 The application is accompanied by a Daylight and Sunlight Assessment where the proposal considered the impact of the proposed development on neighbouring properties nos.41 and 45 West Hill, Hitchin.

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 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The development would see a single storey rear extension which would extend 3.5 metres beyond the rear elevation of the existing dwelling for a width of 4.0 metres before reducing back by 1.0 metres to 2.5 metres. The extension would be set off the party boundary with no.41 West Hill to the east by 1.3 metres which would be in line with the existing flank wall of the dwelling and would allow for the side access to the rear of the dwelling to remain. A distance of 0.4 metres would be retained to the party boundary with no.45 West Hill to the west by 0.4 metres and this would also be in line with the existing flank wall elevation. The roof form would be flat. Openings would include a wrap around window and a set of bi-folding doors to the south elevation together with a rooflight.
- 4.3.4 At first floor level the extension would extend 1.6 metres above the ground floor extension to the side with no.41, this would be set back from the length of the ground floor extension by 1.8 metres and set off the boundary with no.45 by 3.5 metres. To the side flank elevation with no.45 there would be an extension to the length of the existing dormer by 0.5 metres. The roof form over both the extension and dormer would be flush and flat. Openings would include an additional window to the extension.
- 4.3.5 An additional window opening would be formed at first floor level to the side flank elevation of the existing dwelling with no.45, this window would be to a WC and would have obscure glazing installed.
- 4.3.6 Materials for the proposed extensions would be render with window and door frames being painted aluminium.
- 4.3.7 In addition to the proposed extensions, the development involves alteration to the existing garden design which would see the existing patio increased in length. The level of the patio area would remain as existing however where the garden level slopes upwards in a southerly direction it would mean that a set of steps would be created which would lead to a grassed area and the remaining garden space. Albeit that the steps would be further into the garden than the existing, their height would remain the same. For clarification purposes, this part of the development has been referred in the description of development as hard landscaping.
- 4.3.8 I am satisfied that the scale and design of the proposed extension would result in a positive improvement and a sympathetic addition to the existing dwelling and would not harm the visual amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

4.3.9 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 Local Plan.

4.3.10 No objections have been received, and I am satisfied that the scale and design of the extensions together with the findings of the Daylight and Sunlight Assessment as well as changes to the garden design are unlikely to result in an unacceptable impact on the reasonable living conditions and well-being of neighbours and as such is unlikely to have any significant impact on existing residential amenity and is therefore in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

4.3.11 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

4.3.12 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

4.3.13 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

4.3.14 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 Local Plan, which sets out that development proposals 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.

4.3.15 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

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 Local Plan 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.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer	
Date: 12 May 2025	