

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02534/FPH	Single storey rear extension (as a variation of planning permission 23/02178/FPH granted 07.11.2023). (Amended by plans received 05/12/24).	51 Talbot Street Hitchin Hertfordshire SG5 2QU

Submitted Plan Nos

E01 P01A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 23/02178/FPH - Single storey rear extension – Conditional Permission

2.2 22/02963/FPH - Insertion of two dormer windows in the existing south elevation
roofslope and two rooflights to facilitate loft conversion. – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 51 comprises a semi-detached two storey dwelling off Talbot Street, a residential road in Hitchin.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey rear extension. The application is as an amended to the approved scheme under LPA ref 23/02178/FPH.

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 development would be predominantly set on the same footprint of the approved scheme but would seek to alter the side elevation facing No. 49 Talbot Street. This would result in a similar roof form but would bring the flank elevation marginally closer to the boundary, and away towards the rear adjacent to this boundary. The extension would be visible from the street scene, due to its projection across the driveway. It would feature a brick plinth, smooth render and roof tiles to match the character and appearance of the host dwelling. Fenestration would be similar to those existing to the dwelling and is therefore acceptable. Overall, I consider that the amended scheme is acceptable in design terms, and would not result in an unacceptable deviation from the approved scheme or the vernacular found locally. The scale and massing of the development would remain consistent with the approved scheme.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.6 The proposed development would be similar in scale and depth to the approved scheme and is considered to result in no unacceptable negative impacts to the amenities afforded to neighbouring properties by reason of its single storey height, the existing set-back of No. 53, and to the development moving away from the boundary where it is proposed to sit beyond the rear elevation of No. 49. Some outlook would be gained towards No. 49, from the utility room door, however, this would be towards the fence

shared with this neighbour and would not occasion unacceptable harm. No neighbour objections were received.

- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Biodiversity Net Gain:

- 4.3.10 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.

Other Matters:

- 4.3.11 It is noted that landscaping works have occurred since the previous permission. This has resulted in the digging out of the rear section of the garden. The proposed extension does not relate to this land and is not granted permission by virtue of this application being granted.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. 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: 17 December 2024	