

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02285/FPH	Part two storey and part single storey rear, first floor side extension; two storey front extension following demolition of existing conservatory. External insulation and render. (Revised plans submitted 15/11/2024).	24 Benslow Rise Hitchin Hertfordshire SG4 9QX

Submitted Plan Nos

24045 - 001 24045 -010B

1.0 Policies

SP2 Settlement Hierarchy and Spatial Distrib

SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- ☐ Representations – neighbour notification and site notice.
 - no objections received.
- ☐ Relevant planning history – none recent.
- ☐ Planning constraints – none.
- ☐ Existing property – the application property is a two storey brick and render dwelling with a hipped style tile roof.
 - The dwelling is located on a generous corner plot, bounded to the west and north by Benslow Rise. The site rises from west to east. The front elevation faces west with a moderate rise in ground levels from the road up to the house. Due to the change in gradient at the site, the property sits higher than road level on the front elevation. As Benslow Rise turns the right angle corner, around the plot, the road continues to rise along the site's northern elevation.
 - The rear garden rises steeply to the east and wraps around the side of the dwelling to the south.
 - The dwelling is set comfortably off the boundary with no 22. Due to the corner nature of the plot, there is also a substantial distance between the rear of the property and no 24a.

- The property has an existing flat roof side addition connected to a dual pitched garage and a conservatory at the rear.
- Surrounding area - the surrounding area is largely residential. The streetscene is varied in terms of style and materials used. Due to the change in gradient in the area, a number of the properties on the west side of Benslow Rise sit higher than the road.
- Proposal – consent is sought for:
 - *“Part two storey and part single storey rear, first floor side extension; two storey front extension following demolition of existing conservatory. External insulation and render. (Revised plans submitted 15/11/2024).”*
 - Following discussions with the applicant, revised plans were received removing a proposed outbuilding and hipping the roof of the front two storey element to reduce its visual impact. Reconsultation was not necessary as the scheme was reduced in size and the design improved.
 - Proposed materials are to match existing brick and render. The extent of the render will be increased on all elevations and will include external insulation.
- Design – the proposal will result in substantial additions to the property which will alter its overall appearance.
 - The proposed two storey front extension will be very visible from the street due to the rise in ground levels and the siting of the dwelling above the street level. However, the existing property already has a small front projection and variety in the roof style.
 - The proposed front extension will be substantial but will not project beyond the front building line of the neighbouring property. It is of an acceptable scale and relates acceptably to the overall style and appearance of the dwelling.
 - The hipped roof helps to soften the potentially bulky appearance of the projection.
 - Landscaping will be added to soften the visual impact of the lower part of the projection which will be particularly pronounced due to the slope in ground levels.
 - The two storey front extension is acceptable.
 - The proposed first floor side extension and two storey rear extensions are also substantial additions and will be visible from the street on both elevations of the property due to the corner plot.
 - The roof line on the front elevation will mirror that of the existing dwelling.
 - The continuation of the first floor extension into the two storey rear projection will result in a bulky addition. Whilst the design and appearance of the addition is bulky, the property is set well back from the street on the north elevation.
 - The extension will not project beyond the front building line of no 24a.
 - Overall, this element of the proposal is unobjectionable.
 - The single storey rear addition is acceptable.
 - Cumulatively, the proposed works relate adequately to the host dwelling in terms of scale and design.

- The proposed materials of brick and render link to the existing palette of materials at the dwelling and the wider streetscene where there is variety in materials used.
 - The proposed use of black windows is unobjectionable. There is some variety in the colour of windows in the wider streetscene. Whilst the black windows would not be in keeping with the immediate streetscene and would be particularly visible due to the site's corner plot location, the harm arising would not be sufficient to warrant refusal of the proposal.
- The proposed alterations to the hard landscaping to the rear are in keeping with the property and of an acceptable design.
- The overall design and appearance of the proposed works is acceptable and meets the requirements of the NPPF and Local Plan Policy D1.
- Potential impact on neighbouring amenity
 - impact on no 22:
 - the side facing elevation of no 24 will be maintained. The front addition will not project beyond the front building line of no 22. The application property is set well off the boundary with no 22.
 - No unacceptable harm will be caused.
 - Impact on no 24a:
 - Due to the layout and gradient of the site, there will be adequate distance between the proposed works and no 24a which also sits at a higher level than the application dwelling.
 - No unacceptable harm will be caused.
 - Overall, no unacceptable harm will be caused to the amenity of the neighbouring properties and the proposal complies with the provisions of the NPPF and Local Plan Policy D3.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal will not result in an additional bedroom at the property. There is adequate space to accommodate 2 vehicles on the driveway. Parking provision is acceptable.
- Conclusion - the application is acceptable in planning terms and meets the policy requirements of the NPPF and Local Plan policies D1, D2, D3 and T2.
- Recommendation - Grant conditional permission.

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. The Council acted proactively through positive engagement with the applicant 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	