

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02420/FPH	Part two storey and part single storey rear extension; first floor front extension and front porch following demolition of existing conservatory. Insertion of front ground floor window following removal of existing garage doors to facilitate garage conversion. (Amended plans received 04/12/24).	26 Gibson Close Hitchin Hertfordshire SG4 0RS

Submitted Plan Nos

0881-01-100-A 0881-01-101 0881-02-100-A 0881-02-101-A 0881-01-115

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 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – two objections received from neighbours: 25 Gibson Close and 27 Gibson Close.

3.1.1 27 Gibson Close

- Impact on Outlook and Visual Amenity – concerns over dominance and shading of the living space.
- Loss of Natural Light – concerns over the blocking of sunlight to the living room, dining room and kitchen, especially in the afternoon, and the effect on liveability and enjoyment.
- Loss of light impacting sustainability and energy usage – concerns over the loss of sunlight affecting energy usage, resulting in increased costs.

25 Gibson Close

- Concerns over the outside wall dimensions and the relative positions of nos. 25 and 26 on the plans.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two-storey detached dwelling on the east end of Gibson Close, Hitchin. The site has a rear garden and front driveway. There are examples of single and two storey extensions among the dwellings surrounding the site.

4.2 **Proposal**

- 4.2.1 Part two storey and part single storey rear extension; first floor front extension and front porch following demolition of existing conservatory. Insertion of front ground floor window following removal of existing garage doors to facilitate garage conversion.

- 4.2.2 Materials are set to match existing.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 two-storey rear extension would have a width of approx. 3.9m, extend approx. 3.4m in depth from the rear wall with a hipped roof with an eave's height of approx. 4.8m with a slight protrusion from the wall and a peak at approx. 7.0m, which is approx. 0.5m below the ridgeline height of the existing dwelling. The proposed eastern single storey element, set back from the boundary of no.27 Gibson Close by approx. 0.2m, would have a width of approx. 1.9m, extend approx. 2.7m in depth from the rear wall with a pitched roof with an eave's height of approx. 2.2m with a slight protrusion from the wall and a peak at approx. 4.8m. The proposed western single storey element, set back from the boundary of no.25 Gibson Close by approx. 1.2m, would have a width of approx. 2.3m, extend approx. 2.0m in depth from the rear wall with a pitched roof with an eave's height of approx. 2.3m with a slight protrusion from the wall and a peak at approx. 3.5m. The proposed single-storey rear elements would have 1no. rooflight each which would be flush fitted Velux.
- 4.3.4 The proposed first storey front extension would have a width of approx. 4.8m, extend approx. 2.5m in depth from the front wall with a dual-pitched gable roof with an eave's height of approx. 4.2m with a slight protrusion from the wall and a peak at approx. 7.0m, which is approx. 0.5m below the ridgeline height of the existing dwelling and approx. 0.4m above the height of the existing dual-pitched gable first-floor front element. The proposed first storey front extension would result in a double-gable roof. This is considered to be sympathetic in terms design and there is precedent for this design on the existing streetscene.
- 4.3.5 The proposed alterations to fenestration and doors include: new windows and entrance door, a new window following the removal of garage doors, 2no. new western side elevation doors with both at a similar depth to existing western side elevation doors and window. All would be white uPVC to match existing.
- 4.3.6 In terms of external materials: the proposed extensions would have concrete roof tiles to match existing; the proposed works to the rear elevation and front elevation on the ground floor would have facing brickwork to match existing; the proposed works to the front elevation on the first floor would have timber framing and render infill to match existing; the proposed windows and doors on the proposed extensions would be white uPVC to match existing.
- 4.3.7 In my view, the scale of the proposed extensions and alterations to fenestration would be a sympathetic addition to the dwelling and would not be considered disproportionate.

The proposed roof form and materials are considered to be sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.

- 4.3.8 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 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 NHLP.
- 4.3.10 Two objections have been received by neighbours
- 4.3.11 Regarding no.25 Gibson Close, this property is south-west of the applicant property no.26 Gibson Close and has expressed concerns over inaccurate positioning of the adjacent properties on the floor plans. Since the objection, the plans have been amended to show that the adjacent outlines are indicative only. The proposed eastern single-storey element is set back from the boundary by approx. 0.2m and has a depth of approx. 2.7m. Additionally, the two-storey element is set back from the shared boundary by approx. 3.5m. As the proposed two-storey element is set back from the boundary by approx. 3.5m. and has a depth of approx. 3.4m with a hipped roof, there may be an element of shading. So, while some harm may arise from this design, the harm in terms of over-dominance or over-shading would not be considered unacceptable.
- 4.3.12 Regarding no.27 Gibson Close, this property is north-east of the applicant property no.26 Gibson Close and has expressed concerns over dominance, loss of light/shading and a resulting energy consumption increase. Since the written objection, the proposed plans have been amended to incorporate a hipped roof instead of a gable roof. The proposed eastern single-storey element is set back from the boundary by approx. 0.2m and has a depth of approx. 2.7m. As the two-storey element is set back from the shared boundary by approx. 2.0m. and has a depth of approx. 3.4m with a hipped roof, there may be an element of shading. So, while some harm may arise from this design, the harm in terms of over-dominance or over-shading would not be considered unacceptable. Energy consumption is not a planning consideration.
- 4.3.13 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.14 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.15 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

4.3.16 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 it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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 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	