

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02461/FPH	Single storey rear extension following demolition of existing rear extension. Insertion of Juliet balcony to rear first floor window, alterations to openings and new roof to existing rear extension	8 Lower Road Breachwood Green Hitchin Hertfordshire SG4 8NS

Submitted Plan Nos

10-001 10-002 Rev 0 24.10.24 10-010 10-011 10-020 10-021 10-022 10-023

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

Notes:

- ☐ Neighbour notification carried out and site notice posted.

 - o No objections have been received.
 - o Comments have been received from neighbouring properties nos 6 and 10 raising concerns about existing foundation depth and ground conditions of the terrace of cottages, the impact of ground disturbance, party walls, an existing rain water well and inaccurate plans of neighbouring building line.
- ☐ Parish Council - no comment has been received.
- ☐ Relevant planning history – none.
- ☐ Planning constraints – none relevant to the site.
- ☐ Existing property – the application property is two storey, mid terrace dwelling located on the west side of Lower Road in Breachwood Green. There is an existing single storey rear brick extension with a lean to style infill extension. The rear garden is narrow but a reasonable depth.
- ☐ Surrounding area - the surrounding area is residential and open countryside. There is a degree of uniformity to the dwellings within the terrace when viewed from the street. There are examples of rear extensions at other properties in the terrace.
- ☐ Officer Site Visit – arrangements were made twice to gain access to the site to view the property from the rear. On visiting the site on both occasions, no one was available to provide access. Photographs have been provided by the applicant and an assessment of the proposal has been done from these. It is considered that given the modest nature of the proposal, the existing

structures on site and no neighbour objections, this provides sufficient information to determine the application.

☐ Proposal – consent is sought for:

- o “Single storey rear extension following demolition of existing rear extension. Insertion of Juliet balcony to rear first floor window, alterations to openings and new roof to existing rear extension.”
- o Materials - to match existing brickwork, new flat roof.

☐ Design – the proposed alterations at ground floor seek to replace the existing infill extension and extend it slightly closer to the boundary with no 10. It will remain approximately 0.1m off the boundary. The existing brick extension and new element will be covered in a flat roof. A new rear facing window will be added to the existing brick extension serving the bathroom. The proposal will improve the overall appearance of the property at the rear and is of an acceptable design.

- o The proposed rear Juliet style balcony is not particularly in keeping with the character and appearance of the dwelling or terrace of dwellings. However, the large window is already existing and the addition of the Juliet balcony feature is unobjectionable.
- o The overall design and appearance of the proposed works are largely in keeping with the character and appearance of the host dwelling and neighbouring properties. They are not visible from the street and there is no overall unacceptable harm.

☐ Potential impact on neighbouring amenity

- o Impact on no 6:
 - ☐ no impact as the existing brick extension will remain mostly unchanged with no increase in height on the side adjacent to no 6.
- o Impact on no 10:
 - ☐ the proposed infill extension will replace an existing structure. Although it will bring the side elevation of no 8 slightly closer to the shared boundary and raise the overall height slightly, the increase is modest and will not cause unacceptable harm.
- o The Juliet balcony will be an addition to the existing large window opening. There will therefore be no change to the existing situation in terms of overlooking.
- o Overall, no unacceptable harm will be caused to the amenity of nos 6 and 10.

☐ Amenity for future occupiers – acceptable.

☐ Parking and access – the proposal will not result in any loss of parking or generate the need for additional parking.

☐ Comments raised by neighbouring properties – matters relating to construction, foundations, party walls, wells and building control are not material planning considerations and do not form part of the assessment of this planning application. It is recommended that an informative be

added to the issue of any decision drawing these matters to the attention of the applicant. The building line discrepancy has been amended.

❓ Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.

❓ 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.

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. 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.

Informative/s:

The applicant's attention is drawn to comments received by neighbouring occupiers raising concerns about the shallow foundations of the cottages, soil conditions, impact of ground disturbance and movement on party walls and the presence of a rainwater well routed via channels at the rear of each property.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 December 2024	