

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01974/FPH	First floor side extension over existing double garage including front dormer window, and single storey front porch extension. Erection of detached single storey outbuilding following demolition of existing rear outbuilding and attached conservatory. Part removal of front brick garden wall and reconstruction of section of the wall. Removal of existing first floor front and rear hanging tiles and installation of render finish. Alterations to existing fenestration.	90 Arlesey Road Ickleford Hitchin Hertfordshire SG5 3UE

Submitted Plan Nos

22048(A) 22048(A)su01 22048(A)su02 22048(A)wd2.01 22048(A)wd2.02

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

Ickleford Neighbourhood Plan

Policies SD3, MTT2

2.0 Site History

- 2.1 23/00144/FPH - First floor side extension over existing garage including front dormer window, two storey front extension, external rendering to first floor front and rear elevations and erection of detached outbuilding following demolition of existing conservatory and outbuilding. Alterations to fenestration and erection of front garden wall – Approved 06/03/23.
- 2.2 92/00848/1 - Pitched roof over existing garage and front porch – Approved 10/09/92.
- 2.3 79/02026/1 - Erection of single storey side extension – Approved 12/12/79.

3.0 Representations

- 3.1 **Neighbours** – The following comments in support were received:
- ☐ No objection.
 - ☐ The rear windows should be obscure and openable at a certain point.
 - ☐ Due to overlooking from a bedroom.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey detached dwelling with a pitched roof. The site is in a residential area comprised of detached and terraced dwellings.

4.2 **Proposal**

- 4.2.1 The proposal is for a first floor side extension with a pitched roof incorporating a first floor front dormer with a flat roof, a single storey front porch extension with a mono-pitched roof, rendering most of the first floor and part of the ground floor of the extended dwelling, and alterations to openings. The number of bedrooms would be increased from four to five.
- 4.2.2 The proposal also includes the side extension of a front wall, and the erection of an outbuilding with a flat roof behind the wall that would replace a smaller outbuilding.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, impacts on neighbour amenity, and parking.

Design

- 4.3.2 The proposal is essentially the same as that approved by planning permission 23/00144/FPH, with the main differences being the omission of a two storey front extension, and the addition of a single storey front porch extension.
- 4.3.3 The new front porch will be a more modest addition to the dwelling than the two storey front extension, and is considered in keeping with its character and appearance. The porch will have limited and acceptable impacts on the street scene. The previous 2023 permission is also extant which is given significant weight. The design is therefore considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, Section 12 of the NPPF, and the Ickleford Neighbourhood Plan.

Neighbour amenity

- 4.3.4 The proposal will be of a smaller size than that approved under 23/00144/FPH, and the new front porch will not harm neighbour amenity as it will be small and far from neighbouring dwellings. Conditions 5 and 6 of the 2023 permission requiring obscure glazing and removing permitted development rights for some new openings will be retained in the interests of privacy and amenity of the dwelling to the rear. The proposal is not considered harmful to amenity, as was 23/00144/FPH. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.5 The number of bedrooms will be increased from four to five, although this does not trigger a requirement for additional parking. The site will however have parking for two

cars, which complies with minimum requirements and is acceptable. The proposal complies with Policy T2 of the Local Plan and the Ickleford Neighbourhood Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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 external materials of the pitched roofs of the extensions shall be of a similar appearance to those of the dwelling.

Reason: In the interests of character and appearance. To comply with Policies D1 and D2 of the Local Plan.

4. The approved outbuilding shall be used for purposes incidental to those of the main dwellinghouse No. 90 Arlesey Road.

Reason: For the avoidance of doubt and to enable control of the development by the Local Planning Authority. To comply with Policy D1 of the Local Plan.

5. The first floor rear elevation windows of the first floor side extension facing towards No. 10 River Court shall be obscure glazed and shall be maintained and retained as such thereafter.

Reason: In the interests of privacy and amenity. To comply with Policy D3 of the Local Plan.

6. Notwithstanding the provisions of Class A within Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 as amended, no openings (other than those shown on the approved plans) shall be inserted at first floor level on the rear elevation of the first floor side extension of the development hereby permitted, without the specific grant of planning permission by the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling. To comply with Policy D3 of the Local Plan.

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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 October 2024	