

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02116/FPH	Increase in ridge height to facilitate conversion of loft into a habitable accommodation. Part two storey and part single storey rear and side extensions including rear balcony following demolition of existing garage and rear extension. Relocation of driveway including dropped kerb and installation of vehicular crossover (As a variation of previously approved planning permission 22/02406/FPH granted 02.05.2023). Erection of bin store in front garden.	46 Wymondley Road Hitchin Hertfordshire SG4 9PT

Submitted Plan Nos

DD3376-3-Rev A - Sheet 1 of 1 DD3376-1-Rev C - Sheet 4 of 4 DD3376-1-Rev C - Sheet 3 of 4 DD3376-1-Rev C - Sheet 2 of 4 DD3376-1-Rev C - Sheet 1 of 4 DD3376-2-Rev C - Sheet 1 of 1 PL001-Rev A

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 23/01490/FPH - Insertion of rear ground floor bay window and insertion of no.2 rooflights to existing side (easterly) roofslope. Insertion of raised border and lawn area to easterly side of rear garden to include the insertion of structural planting. – Conditional Permission
- 2.2 22/02406/FPH - Increase in ridge height to facilitate conversion of loft into a habitable accommodation. Part two storey and part single storey rear and side extensions including rear balcony following demolition of existing garage and rear extension. Relocation of driveway including dropped kerb and installation of vehicular crossover (as amended by plans received 15.02.2023, 20.03.2023 and 23.03.2023) – Conditional Permission

3.0 Representations

- 3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 46 comprises a large, detached two storey dwelling off Wymondley Road, Hitchin. It is adjacent to the Hitchin Conservation Area.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the following development that has already been carried out:

- Introduction of 2 No. rooflights to side/east roof slope.
- 1 No. rooflight to northern roof slope.
- 2 No. rooflights to second floor, side roof slope.
- 1 No. window to principal gable.
- Clear glazed balustrade to rear balcony.

Proposed -

- Regularise bin store that is partially constructed.

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 alterations to fenestration are not considered to be harmful to the character and appearance of the locality and when viewed during the site visit and in conjunction with the approved plans, are not considered to be a departure from the character of the street scene or the existing dwelling. Given the traditional nature of the alterations to the principal elevation, and the relatively limited scale of the rooflights together with their well

obscured nature, I do not consider that these alterations are harmful to the setting of the conservation area or the wider public realm and street scene. The bin store would be visible given its position to the front driveway area, however, given that it would comprise a dark grey cladding, and recycled roof tiles, it is suitably in keeping with the locality. And the setting of the dwellinghouse.

- 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 introduction of the rooflights and principal window are not considered to cause unacceptable harm to the amenities of neighbouring occupiers given their height from floor level to the sills and direction to outlook. A site visit confirmed that it was not possible to view neighbouring windows and garden areas when stood at floor level. Plans have been submitted to demonstrate the height from finished floor level to the sill of each window. This may increase a sense of overlooking, however, I do not consider that this would be objectionable. The replacement of the balustrade with clear glass is not considered to unacceptably increase the sense of overlooking for neighbours to the rear given that outlook can be attained had the balustrade been frosted glass. The bin store is partially constructed and was observed on site. The siting of the bin store together with its modest height is not considered to contribute unacceptable degrees of dominance for neighbouring occupiers.
- 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.

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.

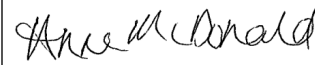
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The bin store hereby permitted shall only be finished in Taupe Horizontal Coastline Composite Cladding and concrete roof tiles as stated by email dated 17 October 2024 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and 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.

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