

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02278/FPH	Part two storey and part single storey side extension	72A Woolgrove Road Hitchin Hertfordshire SG4 0BZ

Submitted Plan Nos

6042-ORD-1 6042-ORD-2 6042-E01 6042-P01-B

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

t2.0 **Site History**

2.1 06/00589/1 - Erection of two storey 2-bedroom dwelling attached to No 72 Woolgrove Road, Hitchin following demolition of existing single storey structure – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 72a comprises an end of terrace two storey dwelling off Woolgrove Road, a small cul-de-sac. It is within Hitchin and it outside of the Conservation Area.

4.2 **Proposal**

4.2.1 Planning Permission is sought for the erection of a part two storey and part single storey side extension.

4.2.2 Proposed materials of construction are roof tiles, windows and faced brickwork all to match the existing building.

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 proposal seeks to erect a single and two storey extension to the side of the dwelling. The site comprises an end of terrace dwelling in the corner of a cul-de-sac with the principal elevation facing onto the road. The proposal would be set to the side elevation and would therefore be predominantly obscured from view from the street scene and public realm. The development would be relatively substantial in scale, resulting in close to 100% of increase in floor area and built bulk. Given the modest scale of the existing dwelling in comparison to the grain of development found locally, I do not consider that the scale would appear out of place or be unacceptable in design terms. The proposed materials of construction are proposed to match existing, and therefore, would be sympathetic to the host dwelling and surrounding area. The proposed built form and layout of the extension are considered to be acceptable and would suitably respond to the corner plot nature of the site.

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 proposed development would extend away from No. 72, and would sit adjacent to No. 71, to the north and west. This neighbour benefits from first floor windows to the side elevation, facing the application site and the location of the proposed extensions. These windows are 2 No. habitable rooms to the rear and 2 No. obscure glazed rooms towards

the front. Given the presence of the shed between the flank elevations of the extension and this neighbour, together with the first floor nature of these windows, I do not consider that any harm from the development would be unacceptable. It is accepted that some outlook and light would be lost, however, this is considered to be on the low end of the harm scale. Outlook from the extension would be to towards the side, or parallel with the boundary with NO. 71. No windows would directly face this neighbour at first floor level towards No. 71, and therefore, I do not consider that an unacceptable loss of privacy would occur for these neighbouring occupiers. No neighbour objections were received.

- 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 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.

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