

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01653/FPH	Single storey rear and side extension. Hipped to gable end roof extension, rear box dormer and insertion of two front rooflights to facilitate loft conversion following demolition of existing detached garage.	53 Manor Crescent Hitchin Hertfordshire SG4 9NA

Submitted Plan Nos

100 102 103 105 106 202A 203 204 205A 206A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

2.0 **Site History**
None relevant

3.0 **Representations**

3.1 Site Notice / Adjacent occupiers: Occupiers of No 10 The Aspens queried the accuracy of the location plan. This has now been corrected with an amended plan . No other responses received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Semi-detached bungalow on the north side of Manor Crescent

4.2 **Proposal**

Single storey rear and side extension. Hipped to gable end roof extension, rear box dormer and insertion of two front rooflights to facilitate loft conversion following demolition of existing detached garage.

4.3 **Key Issues**

4.3.1 **Design and appearance**

4.3.2 The proposed single storey rear extension and flat roofed side extension would not be an unusual form of design in this location where many flat roofed extensions exist including at No. 55 next door. The change of roof from hip to gable is also not an unusual feature in Manor Crescent where several other properties have been similarly altered. Bricks to the side gable would match the existing property. The rear dormer whilst large would not exceed the height of the roof. The rear extension and dormer are not entirely in keeping with the design of the original dwelling but regard must be had to the fall back position where it is likely that if the two elements were to be carried out independently of each other and without the side extension they are likely to be 'permitted development' Overall it is considered that the proposed extensions are generally in accordance with Policy D1 and D2 of the local plan.

4.3.3 **Impact on character of the area**

4.3.4 The proposed side extension may just be seen from the road but it will have no significant impact given its siting well back from the road. Part of the rear dormer may be seen but only slightly given its location set well back from the road and the

screening provided by the new gabled roof. The proposals would have no significant impact on the character and appearance of the area.

4.3.5 Impact on neighbours

The proposed side extension would replace an existing garage and would be set in from the boundary from No. 51. Because of this I do not consider that the side extension would have any serious impact on No. 51. The rear extension is quite deep however No. 55 has a similar if not as deep single storey rear extension and the rising fenceline (to be retained) would obscure most of the visual impact of the proposed rear extension. There would be views from the first floor rear facing rooms but these would be down into the rear gardens of adjacent properties which is not an unusual occurrence in residential areas. The proposals are considered to comply generally with Policy D3 of the Local Plan.

4.3.6 Parking

Parking for at least two cars on the side driveway would remain.

4.3.7 Climate change

Given the limited scale of this proposal there would be no significant impact on local climate change.

4.3.8 Biodiversity

This householder application is exempt from the need to comply with the Biodiversity Net Gain Regulations.

4.4 **Conclusion**

Proposals are acceptable in planning terms.

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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 September 2024	