

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00882/FPH	Addition of covered seating area to front of existing garden building (amended by plan received 28/04/25)	166 Cambridge Road Hitchin Hertfordshire SG4 0JW

Submitted Plan Nos

25330_PL01 25330_PL02 PL03_B

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

SP9 Design and Sustainability

2.0 **Site History**

2.1 The main dwelling has been subject to applications for extensions and alterations that are not relevant to this application.

3.0 **Representations**

3.1 **Neighbours** – The following comments were received:

- ☐ No objections.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey semi-detached dwelling with a pitched roof. Rear party boundaries are 1.8m high fences. The site is in a residential area comprised of semi-detached dwellings.

4.2 **Proposal**

4.2.1 The erection of an open covered seating area extension with a flat roof to an outbuilding in the rear garden of the site.

4.3 **Key Issues**

4.3.1 The key material considerations are design, and neighbour amenity.

Design

- 4.3.2 The proposed extension would have a larger footprint than the outbuilding, however it would be lower with a flat roof, and would have limited mass and bulk due to its proposed 'open' design with columns instead of external walls. The proposed seating area is considered sympathetic to the outbuilding.
- 4.3.3 The size of the proposed enlarged outbuilding would be considered to remain small in comparison to the size of the rear garden and the site as a whole, and would relate acceptably to the character and appearance of the site. The extension will not affect the wider locality due to its small size and rear location. The area of rear garden covered would also be similar to that of numerous nearby dwellings. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.4 The outbuilding extension would be sufficiently far from the rear elevations of the closest dwellings to avoid overbearing impacts and loss of light. The extension would be obscured from rear gardens behind the site by the higher roof of the host outbuilding.
- 4.3.5 The extension would be most visible from the rear gardens of neighbouring dwellings Nos. 164 and 168, particularly as it would be higher than the 1.8m boundary fences. Visual impacts would however be limited by the flat roof design of the extension and its lack of external walls. It would also not be significantly higher than the boundary fences at approx. 0.5m higher.
- 4.3.6 The ends of the rear gardens of Nos. 164 and 168 contain incidental outbuildings and play equipment, and are in use by occupants of those properties. However, it's not considered that the proposed extension would be harmful to the enjoyment of those rear garden areas due to the low height and open design of the extension. The potential for harmful noise impacts etc. are considered minimal and acceptable as the seating area would be for domestic use in association with the existing dwelling. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

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.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 June 2025	