

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02730/FPH	Single storey rear extension following demolition of existing rear element. Insertion of rear L shaped dormer window to facilitate loft conversion following removal of existing chimney stack. Alterations to fenestration and reinstatement of new chimney stack (as amended by plans received on 21/01/2025).	31 Lancaster Avenue Hitchin Hertfordshire SG5 1PA

Submitted Plan Nos

PL005-A PL006-A PL007-A PL.001 PL.002 PL.003 PL.004 PL.008

1.0 **Policies**

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Consultees** – N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey, semi-detached Victorian residential dwelling and detached rear garage. To the front of the dwelling is a shallow garden enclosed by a low brick boundary wall with opening to the main entrance. To the rear of the dwelling is a linear garden, characterised by the nature of the plot and is located on the south side of Lancaster Avenue.

- 4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Single storey rear extension following demolition of existing rear element. Insertion of rear L-shaped dormer window to facilitate loft conversion following removal of existing chimney stack. Alterations to fenestration and reinstatement of new main chimney stack (as amended by plans received on 21/01/2025).
- 4.2.2 The application has been amended to ensure a chimney stack is reinstated to the front main roof slope. This would reflect the character and appearance of the terrace and the streetscene.

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 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Following removal of the existing rear bay window, the application would see the erection of a single storey rear extension which would extend beyond the rear elevation of the dwelling by 5.9m having a width of 4.6m. The length of the extension would mean that it is slightly forward to the attached neighbour to the west no.33 and slightly short of the neighbour to the east no.29 Lancaster Avenue. In support of the length of the extension, there are several properties in Lancaster Avenue with substantial rear extensions and this is considered to be on a similar scale. Openings to the rear extension would include a set of bi-folding doors opening to the garden with a high level window above, two windows to the east elevation and four velux rooflights, two to each side of the pitched roof slope. Materials would be white render to the external face of the extension with roof tiles to match those of the existing dwelling. Window frames would be of a casement design and grey in colour with the bi-folding doors being in the same grey. Positioned to the rear of the dwelling, I am satisfied there would be not harm to the streetscene and is acceptable.

- 4.3.4 In addition to the ground floor extension, the application would see the erection of a second floor by the formation of an L-shaped dormer which is reflective of that to the neighbouring property to the east no.29 Lancaster Avenue. In forming the dormer, it would be necessary to remove an existing chimney stack, however the chimney stack is positioned on a lower roof to the rear of the main roof where there are limited views from the streetscene. The original proposal also included removal of the main truncated stack to the ridge, this has since been amended to ensure a replacement chimney stack is formed and finished with facing brick and associated pot to ensure the visual amenity of the streetscene is maintained. The roof of the dormer would be flat with the external finish being of a zinc effect cladding in a grey colour. Openings would comprise of two windows to the east elevation, one to an en-suite the other to a bedroom plus a further window opening to the rear elevation and three velux roof lights. The en-suite window frame would be white with both bedroom window frames being grey. There would be limited views of the side flank of the dormer from Lancaster Avenue however, given the presence of an almost identical dormer to the neighbouring property I can see no reason not to accept as proposed.
- 4.3.5 To the ground floor east elevation of the main dwelling, a door and window would be blocked up using brickwork to match the existing dwelling and a new obscure casement window installed to a utility roof/w.c. To the first-floor rear elevation an existing window frame would be replaced with a grey frame to match those of the proposed works. All existing casement windows to the flank elevation of the existing dwelling would be replaced with the same style retaining a white colour and to front elevation, the window frames would be replaced with uPVC white sash and so in keeping with the original character and appearance of the dwelling.

Impact on Neighbouring Properties:

- 4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.7 There are existing ground floor extensions and second floor extensions present and to a similar scale as to that proposed under this application and this together with the presence of existing timer boundary fencing would ensure there is no harm to existing residential amenity and is acceptable.

Highways and Parking:

- 4.3.8 The proposed development would result in the addition of one bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street car parking able to accommodate at least two cars and is acceptable.

Biodiversity Net Gain (BNG)

- 4.3.9 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.

Environmental Implications:

4.3.10 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.11 The proposed development, 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 and Policy D1.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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 extensions hereby permitted shall be built in external materials to match the

existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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:

4. Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 24 January 2025	