

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02537/FPH	Two storey rear extension and alterations to fenestration	81 High Street Pirton Hitchin Hertfordshire SG5 3PU

Submitted Plan Nos

1-001A 1-002A 1-006A 1-005C

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP13	Historic environment
SP6	Sustainable transport
SP9	Design and Sustainability
T2	Parking

Pirton Neighbourhood Plan

Policies PNP 3, PNP 8, PNP 13

2.0 Relevant Site History

- 2.1 12/00752/1HH - Single storey rear extension – Approved 25/05/12.
- 2.2 89/00552/1 - Two storey side extension, full demolition of existing single storey side extension – Approved 13/06/89.
- 2.3 86/00065/1 - Single storey side extension – Not Required 08/04/86.
- 2.4 81/01247/1 - Section 53 - Detached garage – Not Required 03/09/81.

- 2.5 79/01698/1 - Erection of two storey side and single storey rear extension – Approved 16/10/79.

3.0 **Representations**

- 3.1 **Parish Council** – We do not object to this application overall, but make the following observations.

The property is in a central location in the village close to Blacksmiths Pond and features in the Pirton Conservation Area Character Appraisal and Management Plan which has pictures of the terraces (of which No 81 is part) on Pages 24 and 47. As stated in the Design and Heritage Statement it is a non-designated Heritage Asset in the Conservation Area.

In its favour, the proposed extension will not impact the street scene and is relatively modest in size. It is much appreciated that matching materials will be used and care has been taken to ensure that the extension is sympathetic in design.

We should say that we do not like the proposed skylights in the roof space and suggest that these should be deleted. We appreciate that the single storey extension has two but these additional skylights are on the roof and will be more visible. The Pirton Conservation Plan referred to above refers to the fact that these types of additions are uncommon to the Conservation Area.

We also understand that an additional bedroom will be created making this a three bedroom property and that parking arrangements are unchanged. We are not convinced that currently there will be sufficient room for an additional car parking space (i.e. three required in total) although we note that there may be additional space available if the current wooden fence is removed. Could the applicants be asked to address this issue? This is important as there is a lack of car parking spaces on the road.

With the narrow width of the parking spaces to the side, we also trust that measures will be put in place to mitigate the impact of deliveries of plant, equipment and materials which we suspect will have to be unloaded on the road.

- 3.2 **Ecologist** – No objection.

- 3.3 **Archaeology** – No comments to make.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey end-of-terraced dwelling with a pitched roof. The site is in central Pirton which has a residential character. The site is in a Conservation Area.

4.2 **Proposal**

- 4.2.1 The proposal is for a two storey rear extension with a pitched roof, and alterations to ground floor openings. The number of bedrooms will not be increased.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, impacts on neighbour amenity, and parking.

Design

- 4.3.2 There are no objections to the altered rear opening, as it would be to the rear and a similar design and size to the existing. The rear extension would not be small, however it's considered to be of a size and design in keeping with the character and appearance of the host dwelling. The rear extension will have limited impacts on the street scene due to its location and size. Regarding the Parish Council comments re. the rooflights, it's not considered that these will be harmful to the locality as one will be on the inner east side roof slope and will not be visible in the street scene, and the other will be small and quite far back from the road where its visual impacts will be limited.
- 4.3.3 The site is in the Pirton Conservation Area, where S72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers in conservation areas "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". The proposal is not considered harmful to the significance of the CA.
- 4.3.4 The design is considered acceptable. The proposal complies with Policies D1, D2 and HE1 of the Local Plan, Sections 12 and 16 of the NPPF, and the Pirton Neighbourhood Plan.

Neighbour amenity

- 4.3.5 The altered opening will be smaller than the existing and on the ground floor rear, and will not harm amenity. The rear extension will be sufficiently far from the closest dwellings to not appear overbearing or cause loss of light. A side opening window in the extension facing towards No. 79 can be required to be obscure glazed by condition.
- 4.3.6 The proposal would bring the first floor of the dwelling closer to the closest rear boundary of the site, reducing the distance from the upper floor rear window from approx. 9m to 4.6m.
- 4.3.7 Adjoining this closer part of the rear boundary is an area of land that contains a single storey building. The building appears as an incidental outbuilding to dwelling No. 85 High Street, however it and its site don't have any planning history.
- 4.3.8 This land is not in the application site, or outlined in blue or declared as being in the ownership of the applicant. The agent has stated there is no access from No. 81. They have also stated that their understanding of the use of that land is that it's owned by No. 85 High Street, who access it by crossing through the rear garden of No. 83.
- 4.3.9 No. 85 has a small rear garden accessed directly from the rear of that dwelling. The separate rear garden of No. 85 that adjoins the site is dominated by the building within it and has some open space south of the building. The rear garden of No. 85 that adjoins the rear of that dwelling will not be affected by the proposed extension.

- 4.3.10 As above, the proposed extension would be approx. 4.6m from the part of the rear garden of No. 85 that adjoins the site. Due to this distance, and as there is planting up to approx. 3m high on the south boundary, it's not considered that the proposed rear extension would appear overbearing or cause loss of light.
- 4.3.11 Regarding impacts on the privacy of this garden area, it's considered that existing vegetation would be sufficient to mitigate harmful impacts from the first floor rear window of the extension. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.12 The proposal will not increase the number of bedrooms from its present 3, and will not result in the loss of parking provision on site. The site is considered of a sufficient size for most construction vehicles and materials, although some disruption from construction may be unavoidable but also temporary. The proposal is acceptable with regards to parking, and complies with the Local Plan Policy T2 and the Neighbourhood Plan Policy PNP 13.

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.

3. The extension hereby permitted shall be built in external materials and detailing 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.

4. The first floor west side window facing towards No. 79 High Street shall be obscure glazed.

Reason: In the interests of privacy and amenity. To comply with Policy D3 of the Local Plan.

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: 24 January 2025	