

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02436/FPH	Two storey side extension and single storey rear extension. Erection of front porch following demolition of existing side porch.	19 Cromwell Way Pirton Hitchin Hertfordshire SG5 3RD

Submitted Plan Nos

CROM05-10-001 CROM05-10-002 CROM05-10-010 CROM05-10-011 CROM05-10-012 CROM05-10-013 CROM05-10-020 CROM05-10-021 CROM05-10-022 CROM05-10-023 CROM05-10-024 CROM05-10-025 CROM05-10-026 CROM05-10-027

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

2.0 **Site History**

2.1 80/00287/1 - Erection of single storey side extension.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

3.2 **Pirton Parish Council** – Objection

- ☐ Concerns over massing and subservience
- ☐ Concerns that the parking standard would not meet the Pirton Neighbourhood Plan requirements of 3no. spaces.
- ☐ Concerns that the proposed parking arrangement would not be practical or safe.

- The respective Ward Councillors were notified of the objection from Pirton Parish Council; however, as they have not responded to the notice within 5 working days, this matter will not be brought to Planning Control Committee.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a semi-detached, two-storey dwelling situated on Cromwell Way, Pirton. The site benefits from a garage and a front and rear garden.

4.2 **Proposal**

- 4.2.1 Two storey side extension and single storey rear extension. Erection of front porch following demolition of existing side porch.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 proposed two-storey side extension would have a width of 5.0m, be inset from the existing front elevation wall by 0.5m, match the existing rear depth and match the existing eaves height and roof form of the existing dwelling but would have a reduced ridge height of 0.2m below the existing ridge height. The proposed front porch element would have a width of 2.2m, a maximum depth of 1.7m, extending 1.2m from the existing front most wall and would have a pitched roof with an eaves height of 2.2m and a peak height of 3.35m. The proposed single storey rear element would have a width of 4.22m, a depth of 4.3m, and would have a dual pitched roof with an eaves height of 2.2m and a ridge height of 3.3m. The proposed external materials are facing brick work for the walls, concrete roof tiles and white uPVC fenestration, all to match existing. While the extension would near double the width of the dwelling, the pair of semi-detached dwellings is adjacent to 4 terraced dwellings and the application site is a corner plot. As such, the proposed extension would mimic a continuation of the terraced dwellings and the plot is sufficiently wide to accommodate the proposal. The current, amended proposal has demonstrated subservience via a reduced ridge height and an in-set from the existing principal elevation.
- 4.3.4 The proposed provision of 2no. on-site, tandem parking spaces would utilise the existing dropped kerb to the rear of the site and would replace the existing garage following demolition. The proposed hardstanding is paving slabs.
- 4.3.5 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbours

- 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 Regarding neighbour amenity, the proposal would largely front the highway and would be sufficiently offset from the shared boundary line with no.17 Cromwell Way. As such, it is not considered that the proposal would result in unacceptable harm upon neighbouring living conditions as to be objectionable in terms of over dominance, shading or overlooking.

- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The proposal includes an increase in the number of bedrooms from 3no. to 4no; however, the proposal includes the provision of 2no. parking spaces. This would increase on-site parking provision. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development. The proposal fails to comply with Policy PNP 13 of the Pirton Neighbourhood Plan which requires 3no. on-site parking spaces for a dwelling of 4no. bedrooms; however given the accordance with Policy T2, this would not be a strong enough reason for refusal. The Pirton Parish Council raised concerns about how practical and safe the proposed parking arrangement would be given the layout; however, as the proposed parking arrangement would replace the existing garage, and that it would be served by the existing dropped kerb, these concerns seem unfounded and would not provide a strong enough reason for refusal.

Environmental Implications

- 4.3.10 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.11 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

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**.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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.

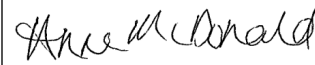
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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: 7 January 2026	