

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03106/FPH	Single storey rear and side extension with storm porch canopy following demolition of existing rear detached garage. Installation of front hard standing and alterations to fenestration.	8 Maytrees Hitchin Hertfordshire SG4 9LR

Submitted Plan Nos

2025/12/01 2025/12/02

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 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey detached dwelling situated on Maytrees, Hitchin.

4.2 **Proposal**

4.2.1 Single storey rear and side extension with storm porch canopy following demolition of existing rear detached garage. Installation of front hard standing and alterations to fenestration.

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 and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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 rear/side extension, following demolition of the existing detached garage, would have a full width of 7.6m, extending 1.6m from the side most wall, have a full depth of 10.5m, extending 3.6m from the rear most wall, set in from the front most existing wall by 1.77m and have the front canopy element extending 1.2m from the proposed front wall of the extension and set back from the front most existing wall by 0.6m. The side element of the proposed extension would have a pitched roof with an eaves height of 2.75m and a peak height of 3.55m. The rear element of the proposed extension would have a flat roof with a height of 2.9m. The design includes 3no. rooflights. The proposed external materials are all set to match existing bar the flat roof.
- 4.3.4 The alterations to fenestration includes the like for like replacement of grey uPVC windows.
- 4.3.5 The proposal includes additional hardstanding to the front of the property, replacing the existing small lawn to include an additional parking space.
- 4.3.6 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 the streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 Regarding no.6 Maytrees, the northeastern neighbour, in terms of the rear element, the built form would largely be coming away from the shared boundary line and remain offset by 0.9m. An existing rear element exists at no.6. The side element would cause built form to come closer to the ground floor, high level, side elevation windows to no.6;

however, these are considered to already receive sub-optimal daylight due to existing built form and orientation. Additionally, the proposed rear element would have an appropriate height of 2.9m. Given these factors, it is not considered that the proposal would result in unacceptable harm upon the living conditions of no.6, as to be objectionable, in terms of over dominance, shading or overlooking.

4.3.9 Regarding no.10 Maytrees, the southwestern neighbour, the proposed side element would not be visible from this property. The proposed rear element would not extend past the existing rear built form at no.10. Given these factors, it is not considered that the proposal would result in unacceptable harm upon the living conditions of no.10, as to be objectionable, in terms of over dominance, shading or overlooking.

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

Highways and Parking:

4.3.11 The development does not include an increase in the number of bedrooms. The proposal includes additional hardstanding to the front to offset the reduced parking provision from the garage demolition. The site would retain sufficient space for the provision of 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there are no parking concerns.

Environmental Implications

4.3.12 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

4.3.13 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 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.

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: 22 January 2026	