

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02417/FPH	Two storey rear extension, erection of front porch, alterations to existing fenestration to include insertion of first floor windows to side elevation, and insertion of light tunnel to existing rear roofslope.	77 Meadowbank Hitchin Hertfordshire SG4 0HY

Submitted Plan Nos

1851 01 A 1851 02 A

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- Representations - no objections have been received to this application.
- Relevant planning history – None.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2 storey, detached dwelling of brick and tile construction;
 - The property is bounded to the south by open space fronting the roundabout, to the north by no 76, the west by Meadowbank and the east by an access road running along the rear of nos 74-77 with access to rear gardens and detached garages;
 - No 77 sits slightly forward of the building line of nos 74-76. The neighbouring property no 76 is therefore stepped back from no 77;
 - There is a change in levels along Meadowbank which slopes gradually from south to north away from the roundabout. This means that no 77 sits at a slightly higher level than the neighbouring property no 76;
 - There is a change in levels at the rear of the property where the garden slopes away from the dwelling;
 - There is provision for parking for the property at the rear of the dwelling.
- Surrounding area - the surrounding area is largely residential. The streetscene has a degree of uniformity with some front and rear extensions;
- Proposal – consent is sought for:

- o *“Two storey rear extension, erection of front porch, alterations to existing fenestration to include insertion of first floor windows to side elevation, and insertion of light tunnel to existing rear roofslope.”*
- o Proposed materials to match existing.
- o Design
 - o *Two storey rear extension:*
 - o the proposed two storey rear extension is a substantial addition to the property and will alter the overall appearance of the dwelling from the rear. The extension will be visible from Cambridge Road on the approach to the roundabout but only when the trees are not in leaf;
 - o whilst the rear extension is not particularly well proportioned to the main dwelling, it is considered to be acceptable due to its limited visibility from the streetscene;
 - o adequate space remains around the proposal at the rear within the plot.
 - o *Front Porch extension:*
 - o The front porch extension is modest in size and relates sympathetically to the host dwelling in terms of proportion and design;
 - o There are similar examples elsewhere in the streetscene.
 - o *Alterations to windows and light tunnel:*
 - o Proposed replacement of windows, new windows and door in side elevation and light tunnel are modest alterations and acceptable.
 - o *Design conclusion:*
 - o The overall design and appearance of the proposed extension relates adequately to the host dwelling and neighbouring properties;
 - o Whilst the bulk and mass of the rear extension may cause some harm to the character and appearance of the host dwelling and obliquely from the streetscene along Cambridge Road in winter, this is not considered to be sufficiently harmful to warrant a refusal on this basis;
 - o The front of the property and proposed porch will be clearly visible in the streetscene but no unacceptable harm will be caused to the character and appearance of the streetscene along Meadowbank which has a degree of variability.

- Hard landscaping – the proposed step and patio area are acceptable in terms of design. They do not exceed 0.3m in height.
- The proposed materials to match the existing will help the extensions to link sympathetically to the host dwelling and are acceptable.
- Potential impact on neighbouring amenity
 - *impact on no 76:*
 - no 76 is stepped back from the application property. In addition there is a change in levels with no 77 sitting slightly higher than no 76;
 - The front porch extension will be single storey, modest in depth at approximately 1.3m depth and of an open structure at the boundary close to no 76. No unacceptable harm will arise;
 - The two storey rear extension is a substantial addition along the shared boundary. However, the stepped formation of the properties means that the rear projection extends only approximately 1m beyond the rear building line of no 76. Whilst this may result in some degree of perception of bulk and mass, particularly with the modest change in levels between the properties, it is not considered to be of a sufficient degree of harm to warrant a refusal on this basis. It is noted that no 76 has a detached garage along the shared boundary, reducing the potential impact of the rear extension on the amenity of the occupiers of no 76;
 - The orientation of the properties means that the proposed rear extension will not result in unacceptable overshadowing of the garden at no 76.
 - It is considered that overall, the proposal is unobjectionable in terms of potential impact on the amenity of no 76.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal does not generate the need for additional parking. However there is adequate space to park at the rear of the property and on street parking provision.
- Conclusion - the application is therefore considered unobjectionable in planning terms and to meet the requirement of Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- Recommendation - Grant conditional permission.

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.

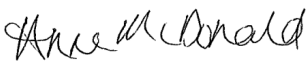
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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. 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: 25 November 2025	