

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02147/FPH	Part first floor and part two storey side extension and single storey rear extension following demolition of existing detached garage	170 Wymondley Road Hitchin Hertfordshire SG4 9QL

Submitted Plan Nos

1847 01 A 1847 02 A

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 No previous history.

3.0 **Representations**

3.1 Neighbour Representations – 1x Support.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 170 Wymondley Road comprises a semi-detached chalet bungalow in Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

The erection of a two-storey side extension and single storey rear extension following the demolition of an existing detached garage.

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary of Hitchin, comprises alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The proposed built form and materials would be similar to the existing dwelling, minimal to no detrimental impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** It is considered that the development would be visually balanced by the existing extensions to No. 172, the adjoining neighbour. The works are to the side/rear of the dwelling and would be to a dwelling significantly set back from the highway edge behind a line of trees and hedging. It would therefore be predominantly obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. It is therefore considered that there would be no detrimental impact to street scene.

4.3.4 **Impact on neighbours:** Would increase the built bulk adjacent to the boundary with No. 168. Given the separation to the boundary created by the existing outbuildings to No. 168, and the off-set from the side boundary by the extension, I do not consider that the proposed works would be overbearing to this neighbour. Some light may be lost during the morning, however, I do not consider that this would be significant or objectionable. No. 172 benefits from rear and side extensions, and I do not consider that the proposed rear extension would be overbearing owing to the lack of significant projection beyond the elevations of this neighbour. Outlook would be forward and rearward, with a single high level side window to the ground floor, and therefore the privacy impacts from the development are not considered to be objectionable. No neighbour objections were received. Complies with Policy D3 of the Local Plan.

4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 November 2025	