

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02634/FPH	Single storey rear extension	9 Milton View Hitchin Hertfordshire SG4 0QD

Submitted Plan Nos

1573-01B

1.0 Policies

D1	Sustainable design
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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:
 - 02/00732/1HH - Single storey front, side and rear extensions. CP 10/07/2002.
- Planning constraints – none relevant to the site.
- Existing property:
 - semi-detached, chalet bungalow style dwelling of brick and tile construction with detached garage at the rear;
 - off street and on street parking;
 - Milton View rises up away from Tennyson Avenue. No 11 therefore sits at a higher level than the application property;
 - The garden rises up to the rear.
- Surrounding area - the surrounding area is largely residential with a mixture of similar chalet bungalows and detached houses. There is a degree of uniformity in the streetscene and materials used. There are examples of rear extensions in the locality.
- Proposal – consent is sought for:
 - *“Single storey rear extension”*
 - Proposed materials to match existing.

- Design - the proposed extension is a reasonably substantial addition to the rear of the property. However, the extension relates well to the host dwelling and neighbouring properties.
 - Adequate space remains around the proposal within the plot.
 - The proposal will not be visible from the street. No unacceptable harm will be caused to the character and appearance of the streetscene.
 - The proposed materials to match existing are acceptable.
- Potential impact on neighbouring amenity
 - *impact on no 7*
 - the extension will measure approximately 3.7m and it sited very close to the shared boundary. Whilst this is a reasonably substantial depth, the lean to style roof will help to reduce its bulk and mass at the deepest point;
 - the orientation of the property means no overshadowing will be caused by the proposal;
 - whilst some harm may arise from the proposal to the amenity of no 7, the extent of potential harm is not sufficient to warrant a refusal on this basis.
 - *Impact on no 11*
 - The proposed works will be located away from the boundary. No potential harm will be caused.
- 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 on the driveway and on street parking provision.
- Conclusion - the application is therefore considered acceptable in planning terms and to adequately meet the requirements 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. 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	