

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00795/FPH	Single storey rear extension including two roof lanterns following demolition of existing outbuilding. Installation of rear steps.	56 Wilshire Crescent Hitchin Hertfordshire SG4 0PQ

Submitted Plan Nos

HET_1863 01 B HET_1863 02B

1.0 Policies

SECN12	Achieving well-designed places
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SECN14 Meeting climate change,coastal,flooding

SP9 Design and Sustainability

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Relevant Site History**

2.1 **26/00061/FPH:** Single storey rear extension, following demolition of existing rear elements. Raised decking, balustrade and associated stairs to rear garden. **Refused.**

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey, terraced property along Wilshire Crescent, Hitchin. The site is within the Hitchin settlement boundary. The property benefits from a rear garden, with the east, west and south boundaries being treated by approx. 2m high fencing. The land level decreases in the southern direction.

4.2 **Proposal**

- 4.2.1 Single storey rear extension including two roof lanterns following demolition of existing outbuilding. Installation of rear steps.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the NHLP require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.
- 4.3.3 This application follows 26/00061/FPH, which was partially refused on design grounds. The scheme under 26/00061/FPH proposed a larger extension with associated decking, which was considered to be bulky and obtrusive for a plot with significant land undulation.

- 4.3.4 The revised proposal under 26/00795/FPH adequately addresses these concerns. The single storey flat roof extension would still extend beyond the rear elevation by 5m, but the width would be reduced to 6.7m. The reduced scale of the proposal, combined with replacing the large decking with steps, would significantly reduce the bulk and massing of the proposal to an acceptable level. The use of materials for the extension would be sympathetic to the host dwelling. The extension would not be viewable from the street and would not impact the street character.
- 4.3.5 Overall, the scale and design of the proposal is acceptable therefore accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.7 The previous application 26/00061/FPH was partially refused on amenity grounds; namely, unacceptable overlooking impacts from the raised decking to nos. 54 and 58 Wilshire Crescent, and from a west facing window to no.54. It was also considered that the proximity of the extension to the west boundary would be overbearing to no.54.
- 4.3.8 The revised proposal has removed the decking and the west facing window, as well as positioning the extension away from the west boundary. The distance from the west boundary, and the existing built form along the east boundary, means that there would be no unacceptable overshadowing impacts. Therefore, the revised proposal has adequately mitigated potential overlooking, overshadowing and overbearing impacts to neighbouring residences.
- 4.3.9 Overall, the proposal would not have an unacceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.10 The proposal would not increase the no. of bedrooms and would not impact the current parking provision for the site. Therefore, the proposal meets the requirements of Policy T2 of the NHLP

Environmental Implications

- 4.3.11 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.12 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.

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: 19 May 2026	