

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01512/FPH	Two storey and part single storey rear extension, single storey front extension following demolition of existing front entrance porch. Alterations to existing detached garage fenestration to facilitate partial garage conversion into habitable accommodation (as amended by plans rec'd 30 July 2026).	88 Old Hale Way Hitchin Hertfordshire SG5 1XR

Submitted Plan Nos

PL.001 PL.002 PL.003 PL.004-A PL.005-A PL.006-B PL.007-B PL.008 PL.009-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 25/02658/FPH - Part single, part two storey front, side and rear extension and associated works following demolition of existing front entrance porch. Partial conversion of detached single garage into home office. – Refused. Reasons for refusal:

The proposed extensions, by reason of their scale, design and layout, would not be sympathetic to the host dwelling and would be harmful to the prevailing character and appearance of the area. The development would not respond positively to the site's local context or be sympathetic to the existing house, contrary to Policy D1 and D2 of the North Herts Local Plan 2011-2031 and Section 12 of the National Planning Policy Framework.

3.0 **Representations**

- 3.1 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

- 4.1 **Site and Surroundings**

- 4.1.1 No. 88 comprises an end of terrace two storey dwelling at the corners of Old Hale Way, and The Mead in Hitchin. Land levels drop off along The Mead, down and away from the side/rear elevation.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Two storey and part single storey rear extension, single storey front extension following demolition of existing front entrance porch. Alterations to existing detached garage fenestration to facilitate partial garage conversion into habitable accommodation.

Amended plans were received to reduce the height of the parapet.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate 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 This application is the re-submission for permission following the previously refused application. The primary amendments are the omission of the first-floor extension to the principal elevation, a majority of the single storey principal elevations, and the alteration of the ground floor roof forms to omit the pitched roofs to replace them with taller parapets. Materials of construction, including brickwork, fenestration and roof tiles are proposed to match the host dwelling. The site sits at a prominent position at the corner of Old Hale Way and The Mead, with the previous application being refused due to the 3-D bulk and visual impacts that would arise. It is considered that the omission of the first-floor front extension and the amended reduction of the parapet height would suitably mitigate visual impacts, reducing the 3-D bulk as viewed from The Mead and along Old Hale Way. The built form, layout and scale of the development are considered to be suitably sympathetic to the host dwelling and wider area and given the variety in dwelling forms and types locally, the development would not be adverse or appear out of place. Furthermore, it is noted that dwellings to the opposite side of The Mead replicate this

dwelling, and while it is acknowledged that the development would introduce a degree of variation among these, this change, given the single storey height and limited scale, is not considered to be substantial that it would be harmful or warrant refusal.

- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The previous application was not refused on neighbour amenity grounds. The application site is neighboured to the south by No. 86 Old Hale Way and to the east by No. 2 Lammas Mead. The proposed extensions would be single storey on the boundary of No. 86, or approximately 2.9m at two storey level from the shared boundary. This neighbour does not benefit from extensions, and the single storey element would extend approximately 3m from the rear elevation of this neighbour, with the height of the parapet at approximately 3.2m in height. It is considered that the modest depth, and the off-set from the boundary of the two-storey extension would not overbear this neighbour. The extensions to the dwelling would be set at a higher level than No. 2, but would be set away from the shared boundary, and whilst visible from this dwelling, are not considered to be dominating or overshadowing. Outlook from the extensions would predominantly be at a similar level to the existing window arrangement, and therefore, would not overlook neighbours or cause unacceptable harms. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no 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:

4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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. The Council acted proactively through positive engagement with the applicant at the pre-application stage and 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: 30 July 2026	