

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00557/FPH	Two storey side and rear extensions, front porch extension and erection of attached front/side garage following demolition of existing porch and garage. Raising of front and rear gable end and replacement pitched roofs over extended dormer windows, insertion of front and side rooflights and Installation of solar panels to side roofslope. Alterations fenestration.	Treetops Newlands Lane Hitchin Hertfordshire SG4 9BB

Submitted Plan Nos

0781SLP-a 0781BP-a 0781-1a 0781-2a 0781-3a 0781-4a

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- Representations – neighbour notification carried out – 2 comments in support received.
 - St Ippolyts Parish Council – no objection.
- Relevant planning history
 - 83/00991/1 - Erection of single storey side and rear extensions. 24.06.1983
 - 92/00449/1 - Two storey side extension and new entrance porch. New pitched roof over study. 01.06.1992.
 - 97/00176/1HH - Construction of detached garden studio. Rear. 14.04.1997.
- Planning constraints – none relevant to the site.
- Existing property:
 - 1.5 and 2 storey detached dwelling set in a generous plot with painted brick to the front and facing brick to side and rear and tile roof with hanging tile details to gable end and dormers.
 - There is an attached garage to the side and detached outbuilding beyond.
 - The property is accessed via a narrow driveway from Newlands Road. The property is not visible from the public realm.
 - The site is bounded but similarly substantial detached properties in generous plots.

- Surrounding area - the surrounding area is largely residential characterised by substantial detached properties in generous plots.
- Proposal – consent is sought for:
 - *“Two storey side and rear extensions, front porch extension and erection of attached front/side garage following demolition of existing porch and garage. Raising of front and rear gable end and replacement pitched roofs over extended existing dormer windows, insertion of front and side rooflights and installation of solar panels to side roofslope. Alterations fenestration.”*
 - Proposed materials:
 - white render to main house and red face brick to garage and porch.
 - Roof – tiles to match existing.
 - Windows - black aluminium.
 - Dormer – hanging tiles and white render.
- Design - the proposed alterations and additions will alter the overall appearance of the dwelling.
 - However, the proposals relate 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 public realm. No unacceptable harm will be caused to the character and appearance of the streetscene which is varied.
 - The proposed materials are acceptable.
 - The proposed solar panels are acceptable.
 - Design – acceptable.
- Potential impact on neighbouring amenity
 - The property is a detached property in substantial plot.
 - The extensions will not significantly alter the existing situation at the property.
 - The side elevation of the proposed garage will bring the property closer to Grassways. However, it will be one storey in height and over 2.4m off the shared boundary. No unacceptable harm will arise.
 - A new window is proposed on the front elevation to serve bedroom 4. This will not materially alter the existing situation in terms of potential overlooking and is set sufficiently far off the boundary with The White House to not cause unacceptable harm. The boundary is also formed by dense vegetation which will provide some degree of screening.
 - A new window is proposed to the rear and side of bedroom 2. This will not materially alter the existing situation in terms of potential overlooking and is set sufficiently far off

the boundary with the neighbouring properties to not cause unacceptable harm. The boundary is also formed by dense vegetation which will provide some degree of screening.

- o It is not therefore considered reasonable or necessary to impose a condition to control glazing of first floor windows.
- o Impact on neighbouring amenity – acceptable.
- o Amenity for future occupiers – acceptable.
- o Parking and access – the proposal does not generate the need for additional parking as the number of bedrooms remains the same. However there is adequate space to park on the driveway and a new garage is proposed. Acceptable.
- o Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- o 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.

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: 21 April 2026	