

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01534/FPH	Part two storey and part single storey rear extension following demolition of existing conservatory. (amended plans received 16.07.2026)	10 High Dane Hitchin Hertfordshire SG4 0BA

Submitted Plan Nos

PL.001 PL.002 PL.003 PL.004 PL.005-A PL.006

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 **Relevant Site History**

2.1 26/01454/NCS - Single storey rear extension following demolition of existing rear conservatory with the following dimension: Length as measured from rear wall of original dwelling - 5.07 metres

Prior Approval Not Required

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey semi-detached dwelling situated on High Dane, Hitchin. The site benefits from a driveway, front garden, long rear garden and outbuilding.

4.2 **Proposal**

4.2.1 Part two storey and part single storey rear extension following demolition of existing conservatory. (amended plans received 16.07.2026).

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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 The proposed single storey element would have a depth of 5.063m, a width of 4.828m leaving a 1.5m inset from the shared boundary line with the adjoining neighbour and would have a flat roof height of 3.0m. The proposed two-storey element would have a depth of 2.625m, a width of 3.14m leaving a 3.15m inset from the shared boundary line with the adjoining neighbour and would have a hipped roof form with an eaves height to match the existing dwelling and a ridge height of 6.8m. The proposed single storey element has a permitted development fallback position by way of the NCS ref. 26/01454/NCS determined as Prior Approval Not Required. There are no proposed first-floor side elevation windows. The proposal includes the replacement of the remaining ground floor rear elevation window with an external door. The proposal would be partially visible to the streetscene. Two-storey rear extensions are established in the grain of development along High Dane. The proposed external materials are set to match existing.

4.3.4 In my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. The proposal is considered to comply with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

4.3.6 Regarding neighbour amenity, the development is sufficiently set away from the respective boundary lines. The depth of 5.063m for the single storey element is

mitigated by the inset from the boundary line and maximum height of 3.0m and has a permitted development fallback position. The proposed development is set north of the adjoining neighbour with an acceptable two-storey depth. There are no proposed upper-floor side elevation windows. Therefore, it is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.

- 4.3.7 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The development does not include an increase in the number of bedrooms. The application site complies with Policy T2 of the NHLP. Therefore, no parking issues would arise from the proposed development.

Environmental Implications

- 4.3.9 The proposed development is not large enough in scale to cause 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 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 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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 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: 29 July 2026	