

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02179/FPH	Part two storey and part single storey side extension following removal of detached shed. Replacement of existing roof tiles and alterations to first floor rear fenestration.	51 Gaping Lane Hitchin Hertfordshire SG5 2JE

Submitted Plan Nos

Location plan EX-02A EX-01B PLI-01 PL-02

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T2	Parking
SECN12	Making effective use of land
SECN14	Achieving well-designed places

2.0 **Site History**

- 2.1 14/01253/1NCS - Single storey rear extension (following demolition of existing rear extension) with the following dimensions:
Length (measured from rear wall of original house) - 6 metres.
Maximum height - 3.8 metres.
Maximum height of the eaves - 2.9 metres.

Prior Approval not Required

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 51 comprises a semi-detached two storey dwelling off Gaping Lane, Hitchin. The surrounding street scene incorporates predominantly semi-detached dwellings with varying roof forms, extensions and materials of construction.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Part two storey and part single storey side extension following removal of detached shed. Replacement of existing roof tiles and alterations to first floor rear fenestration.

4.3 **Key Issues**

- 4.3.1 **Principle:** Within the settlement boundary of Hitchin and would comprise an alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan.

4.3.2 **Design:** The proposed built form and materials would match the existing dwelling. The scale of the development is considered to retain a suitable degree of subservience to the existing dwelling by reason of its modest width and depth and the use of the hipped roof. The development would therefore result in minimal to no detrimental impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The side extension would be visible within the street scene but would complement the dwelling and other similarly extended dwellings along Gaping Lane. The rear extension would only be visible from neighbouring dwellings, but given its modest scale and use of complementary built form, would be suitably sympathetic. It is therefore considered that there would be no impact to street scene.

4.3.4 **Impact on neighbours:** None. Would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan. No neighbour objections were received.

4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

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.

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 <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 13 October 2026	