

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02418/FPH	Single storey front extension below existing canopy roof and installation of No.2 sun pipes to existing front roofslope.	60 Kings Hedges Hitchin Hertfordshire SG5 2PZ

Submitted Plan Nos

1583-01C

1.0 Policies

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

Notes:

- Representations - no objections have been received to this application.
- Relevant planning history
 - 81/00899/1 - Erection of single storey side extension for garage. CP 23.06.198.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2-storey, semi-detached dwelling with existing single storey front porch and canopy roof and side extension;
 - Brick and tile construction;
 - Off street parking.
- Surrounding area - the surrounding area is largely residential with similar style properties along Kings Hedges. There are several examples of single storey front extensions in the streetscene.
- Proposal – consent is sought for:
 - *“Single storey front extension below existing canopy roof and installation of No.2 sun pipes to existing front roofslope.”*
 - Proposed materials to match existing.
- Design - the proposed extension is a modest addition to the property. The proposed front extension will infill beneath the existing canopy feature and relates well to the existing property in terms of proportion and style. It will not significantly alter the overall character or appearance of the dwelling or the cause harm to the streetscene.

- The proposed materials will match the existing, helping the proposal to relate sympathetically to the host dwelling.
- The proposed sun pipes in the front roofslope will not be particularly and are acceptable additions to the property.
- Potential impact on neighbouring amenity
 - *impact on no 58:*
 - The infill extension along the boundary with no 58 will project to a depth of approx. 1m. This is a modest extension and single storey and will not cause unacceptable harm to the amenity of no 58 in terms of overbearing or overshadowing.
 - It is considered reasonable to control the glazing of the side facing window to protect the privacy of the occupants of no 58 from potential overlooking into their front garden.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal does not generate the need for additional parking.
- 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.
- 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.

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.

4. The window at ground floor level on the side elevation facing towards no 58 of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 November 2025	