

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01921/FPH	Single storey rear extension. Replacement rear dormer windows, replacement roof to existing front dormer window, insertion of front rooflights and installation of rear and side solar panels. Alterations to fenestration, external render and removal of chimneys.	12 High View Hitchin Hertfordshire SG5 2HL

Submitted Plan Nos

305 26 100 305 26 101 305 26 102

1.0 Policies

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

2.0 Site History

2.1 None relevant to this application

3.0 Representations

3.1 Site Notice erected – 20/08/2026

3.1.1 Three neighbour notified and no representations received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a detached chalet style bungalow with first floor accommodation in the roof space. It benefits from front and rear gardens and off-road parking provision for two off road car parking spaces. The dwelling is located within the settlement of Hitchin and outside of any designated conservation area.

4.2 Proposal

4.2.1 The proposal comprises various additions and changes to the existing property including a single storey rear extension, replacement roof (for insulation) and enlarged dormers on the front and rear of the existing roof slope, the insertion of front facing roof lights, solar panels, new external rendering and removal of the existing chimneys.

4.3 Key Issues

4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties, environmental impact and parking provision.

Design

- 4.3.2 The proposed additions, whilst various, are small accompaniments to the existing footprint of the dwelling. The front projecting gable proposes new insulation and roof replacement, as well as new rendering across the entire façade of the dwelling. The changes to the front will see the removal of both chimneys, the installation of roof lights and a new roof (allowing for better insulation) on the existing front facing dormer.
- 4.3.3 To the rear, the single storey extension is small in area (comprising approximately 19m²) and will have limited visual impact on the closest adjoining neighbour with no visual impact from within the public realm. The rear facing box dormers will be enlarged creating more head room in the roof space allowing for an additional bedroom and an en suite for bedroom 1. Solar panels are proposed for the rear east and south facing roof slopes.
- 4.3.4 The proposed additions add more internal space and utilise the existing roof space to capacity. Whilst not aesthetically appealing, the larger of the additions have all been added to the rear, with limited visual impact from the public realm, it proposes similar materials to that of the existing and those within the wider context of the site. As a result, it is considered in line with Policy DP3 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.5 The design of the proposals has no adverse impact on neighbour amenity, and no neighbour concerns have been raised. Additionally, no third-party representations have been received as a result of the site notice.
- 4.3.6 Overall, the proposal would have an acceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Policy P3 of the NPPF.

Environmental Implications

- 4.3.7 The proposed development would be consistent with the criteria set out in Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Parking

- 4.3.8 The proposal does increase the number of bedrooms by one. Notwithstanding this, the site benefits from space to the front of the property which can accommodate the required number of vehicles for the house. The proposal accords with Policy T2 of the NHLP.

4.4 Conclusion

- 4.4.1 Overall, as stated above, it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the policies set out in the NPPF.

4.5 Alternative Options – N/A

4.6 **Pre-Commencement Conditions** - None.

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, together with the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission or subsequent approval of reserved matters.

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. 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: 6 October 2026	