

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01188/FPH	Single storey rear extension and erection of front porch following demolition of existing rear conservatory and front porch canopy. Alterations to existing fenestration.	8 Bowmans Avenue Hitchin Hertfordshire SG4 9QD

Submitted Plan Nos

25015 - 001 25015 - 010

1.0 Policies

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Site Notice / Adjacent occupiers: Concerns raised by occupier of No. 10 regarding the size of the porch and loss of light.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Terraced house on the west side of Bowmans Avenue

4.2 **Proposal**

Single storey rear extension and front porch

4.3 **Key Issues**

4.3.1 **Design and appearance**

The rear extension would replace an existing conservatory of very similar dimensions. The rear extension would be an improvement in design with its gables pitched roof and matching brickwork. The front porch would be modest in scale and in matching brickwork. The extensions are sympathetic to the main house in terms of scale, proportions, external materials and window design. The development would not conflict with Policy D1 or D2 of the Local Plan.

The front porch would be seen from the highway and footpath however it is not particularly large or dominant on the front elevation and the matching materials and appropriate pitched roof form would mitigate any impact. There would be no harm to the character and appearance of the area.

4.3.2 **Impact on neighbours**

4.3.3 The occupier of No. 10 is concerned at light loss to her property from the proposed porch. However, the nearest window on No. 10 is approximately 700mm distant from the porch and because of this and the limited depth of the porch (1.6m) I consider that there would be no significant loss of light. The north facing elevation of the front of these properties also means that light levels are already reduced with most light to these properties received into their gardens which face south. The development would not conflict with Policy D3 of the Local Plan.

4.3.4 Parking is not affected by this proposal

4.3.5 Climate change / BNG.

- 4.3.6 This householder application is exempt from the BNG legislation. By reason of its small scale and acceptable design the proposed development would have no adverse impact on local climate change.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 18 July 2025	