

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02645/FPH	Single storey rear extension and attached outbuilding following demolition of existing outbuilding, conservatory, and garage.	15 The Avenue Hitchin Hertfordshire SG4 9RJ

Submitted Plan Nos

PL 16 A LocationPlan PL02 PL03 PL04 PL05 PL06 B PL12 PL13 PL14

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking

Notes:

- ☐ Representations - Neighbour notification was undertaken and a site notice posted – no comments received.
 - Conservation Officer – no objection.
- ☐ Relevant planning history
 - 21/00474/FPH - Relay existing (sunken) Victorian "engineering" brick pathway to front steps. Replace concrete and "crazy paving slabs" to front of house with multi-coloured victorian style frost resistant bricks. Replace tarmac surfaced drive to side of house with multi-coloured victorian style frost resistant bricks. Existing flower beds, hedge and original brick boundary walls to be retained. Lay Aco drainage channels against side of house , also across the front of driveway to soak away as appropriate. CP 14.04.2021.
- ☐ Planning constraints – Conservation Area and Article 4 Direction.
- ☐ Existing property:
 - semi-detached, two storey dwelling of brick and tile construction;
 - existing extensions to the rear and shed along the boundary with nos 14 and 17;
 - the rear extensions step up from the rear of the original dwelling and the garden slopes up steeply away from the house;
 - off street parking for one car.

- Surrounding area - the surrounding area is largely residential. There is a degree of uniformity in the character and appearance of the Conservation Area in this locality.
 - The neighbouring property no 17 is more modern and sits at a higher level than no 15;
 - A row of garages sit close the property's southern boundary at the rear and at a higher level.
- Proposal – consent is sought for:
 - *“Single storey rear extension and attached outbuilding following demolition of existing outbuilding, conservatory, and garage.”*
 - Proposed materials to match existing.
- Design and Impact on Conservation Area
 - The application property is located within the Conservation Area. Consideration must therefore be given to the impact of the proposal on the character and appearance of the Conservation Area and any harm caused;
 - The proposed extension will replace the existing rear extension/garden room and covered link area and shed. The proposed rear extension will not extend as deep as the existing garden room and will sit at a lower level, continuing at floor level from the existing house;
 - The extension will relate well to the existing property and improve the overall appearance of the site. The materials to match existing are acceptable;
 - Oblique views of the proposal will be visible from the street but will not cause harm to the character and appearance of the Conservation Area;
 - The design and appearance of the proposed extension is acceptable in design and heritage terms and considered to comply with the provisions of the NPPF and Local Plan policies HE1, D1 and D2.
- Potential impact on neighbouring amenity
 - *impact on no 14 and 17*
 - The extension will not significantly alter the existing situation at the properties. It will replace the existing structures along the boundary with no 14 and partially along the boundary with no 17. The proposed extension will not be as deep as the existing structure or as high. The proposal will not therefore cause any unacceptable harm to the amenity of no 14 or no 17.
 - Complies with Local Plan policy D3 and the provisions of the NPPF.
- 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 HE1, 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.

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.

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Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 December 2025	