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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Thomas Howe.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                  | APPLICATION SITE                                               |
|--------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| 25/00946/FPH             | Single storey front and side extension<br>and part single storey, part two storey<br>rear extension. | 7 Kingsdown<br><br>Hitchin<br><br>Hertfordshire<br><br>SG4 9QP |

**Submitted Plan Nos**

KING-10-001 KING-10-002 KING-10-010 KING-10-011 KING-10-012 KING-10-013 KING-10-020 KING-10-021 KING-10-022 KING-10-023 KING-10-024 KING-10-025 KING-10-026 KING-10-027

**1.0     Policies**

|    |                                         |
|----|-----------------------------------------|
| D1 | Sustainable design                      |
| D2 | House exts, replcmnt dwellings outbuild |

|        |                                         |
|--------|-----------------------------------------|
| D3     | Protecting living conditions            |
| T1     | Assessment of transport matters         |
| T2     | Parking                                 |
| SECN12 | Achieving well-designed places          |
| SECN14 | Meeting climate change,coastal,flooding |

## 2.0 **Site History**

2.1 No previous history.

## 3.0 **Representations**

3.1 **Neighbour Representations** – None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 No. 7 comprises a semi-detached two storey dwelling off Kingsdown, a residential road in Hitchin.

### 4.2 **Proposal**

4.2.1 Single storey front and side extension and part single storey, part two storey rear extension.

### 4.3 **Key Issues**

4.3.1 Principle: Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 Design: The proposed built form and materials would broadly be similar to the existing dwelling, minimal to no 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 rear extension would be rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. The side extension would be similar to extensions in the area in scale, siting and form. Grey cladding is proposed, and whilst this is a difference to the bricks and white cladding found locally, its very light colour is not considered to be harmful. It is therefore considered that there would be no impact to street scene or conservation area.
- 4.3.4 Impact on neighbours: No. 9 benefits from a single storey rear extension, and the proposed development would not project significantly beyond the rear of this extension. The first floor extension would be set in from the shared boundary. Dominance is not considered to be objectionable for this neighbour. No. 5 benefits from a single storey conservatory to the rear elevation. The proposed extension would not extend beyond the rear of the conservatory, but would be adjacent to windows to the rear elevation of the garage. These are obscure glazed and do not appear to serve a primary habitable room. Some impacts may arise, but I do not consider that this would be significant or objectionable. Outlook from the extensions is not considered to be harmful, however, I consider it is prudent to obscure glaze the bathroom windows to the side elevation to retain the privacy of No. 5. No objections received from neighbours. Complies with Policy D3 of the Local Plan.
- 4.3.5 Parking: There would be a loss of a garage space and some parking to the side of the dwelling, however, the site plan indicates that there would be at least 2 off-street parking spaces retained post-development. This is considered to comply with Policy 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.

#### 4.5 **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.

3. The windows at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass and non-openable unless 1.7m above the finished floor level of the room that they serve unless otherwise agreed in writing by the Local Planning Authority.

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.

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| Signed | Development Management |
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Sam Dicocco

Determining Officer

**Date:** 2 June 2025

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