

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01337/FPH	Single storey rear extension.	10 High Street Whitwell Hitchin Hertfordshire SG4 8AG

Submitted Plan Nos

6374-OS-1 6374-OS-2 6374-E01 6374-P01

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

3.2 **St Pauls Walden Parish Council** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey semi-detached dwelling situated on High Street, Whitwell. The site benefits from a rear garden. The site lies within the Whitwell Conservation Area.

4.2 **Proposal**

4.2.1 Single storey rear extension.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance and Heritage Impact:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The proposed single storey rear extension would have a width of 5.2m, a depth of 3.35m to match the rear depth of the adjoining neighbour and would have a pitched roof with an eaves height of 2.6m and a peak height of 3.7m. The design includes 2no. rooflights. The proposed external materials are set to match existing. The proposal would not be immediately visible to the streetscene. The proposal is small in scale and would be clearly subservient and sympathetic to the application dwelling.

4.3.4 In my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling, streetscene or Conservation Area. The proposal is considered to comply with Policies D1, D2 and HE1 of the NHLP and Sections 12 and 16 of the NPPF.

Impact on Neighbouring Properties:

4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

4.3.6 Regarding neighbour amenity, the development is small in scale, would not extend further than the depth of the adjoining neighbour and would be sufficiently set away from the rear boundary line for dwellings to the east. It is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.

4.3.7 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The development does not include an increase in the number of bedrooms. The application site already fails to comply with Policy T2 of the NHLP. Given the limited addition to the dwelling, a continued failure to comply with Policy T2 would not be a strong enough reason for refusal.

Environmental Implications

- 4.3.13 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.14 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 July 2026	