

DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00285/S73	Variation of condition 2 (revised plans) of planning permission 25/00645/FPH granted 16.06.2025 for Two storey and part single storey rear extension and front porch following demolition of existing rear element. Erection of rear outbuilding.(Development has commenced). Amended plan received 27/03/26.	28 Common Rise Hitchin Hertfordshire SG4 0HN

Submitted Plan Nos

28CMN16 28CMN21

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 Recent history for rear extensions. Of relevance:

- ☐ 23/00011/FPH for a part single and part two storey rear extension, front porch and rear outbuilding. Conditional permission.
- ☐ 25/00645/FPH for a part single and part two storey rear extension, front porch and rear outbuilding. Conditional permission. This is part built on site but has not been built in accordance with the approved plans on the shared boundary with no.26.
- ☐ 25/02561/FPH for a part two storey and part single storey rear and side extension and front porch following demolition of existing rear elevation. Refused.
- ☐ 25/03175/S73 – for the variation of condition 2 of planning permission 25/00645/FPH granted 16.06.2025 for two storey and part single storey rear extension and front porch following demolition of existing rear element (as amended by plans received 29th May 2025) (Development has commenced). Conditional permission.
- ☐ 26/00285/S73 – this application.

3.0 **Representations**

3.1 The application has been advertised with neighbour notification letters. No third party replies have been received at the time of writing.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey, semi-detached house positioned on the east side of the road with front and rear gardens. Construction works have commenced on site.

4.2 **Proposal**

4.2.1 Part two storey and part single storey rear extension and front porch and erection of rear outbuildings. Development has commenced.

4.2.2 The extensions to the dwellinghouse are the same as those approved under application 25/03175/S73 and the submitted block plan indicates this.

- 4.2.3 The garden outbuilding is positioned centrally within the width of the garden, but due to the tapering of the side boundary fences and the rear boundary fence, there is a 'tri-angle' shaped area rear of the outbuilding and the distance of the side wall of the outbuilding is closer at the rear to the attached neighbour no.26 than at the front. The actual building is 5.2m wide by 4m deep with a ridged, pitched roof with a maximum ridge height of 3.9m. There is a bi-fold door in the front elevation and the external material are red multi-stock brick at low level with rendered walls above, painted white, and a plain roof tile.

4.3 **Key Issues**

- 4.3.1 **Principle:** There is no objection to the principle of extensions to this existing home within the urban area of Hitchin and the planning history also sets the precedent for large scale extensions to the home.
- 4.3.2 **Design:** The subject matter of this application is the outbuilding, as the rear extension has been recently approved under application ref. 25/03175/S73. The external design of the outbuilding is acceptable, as the white render matches the house. The size of the outbuilding, whilst large within the garden, is of similar size to neighbouring outbuildings and there is no objection to it. A sufficiently size rear garden area is left between the rear of the extension and the rear outbuilding, and it is the applicant's and future occupiers' choice to occupy a house with a garden of this size. As a result, I am of the view that the extension complies with the aims of Local Plan Policy D2.
- 4.3.5 **Impact on neighbours:** I do not consider that the rear outbuilding will have any adverse impact on the neighbours and the application is considered to comply with the provisions of Local Plan Policy D3.
- 4.3.6 **Parking:** There is off street parking for one car in the front garden. The former garage rear of the house has been removed for the rear extension. Given the planning history has already permitted this, no objection on the basis of parking.
- 4.3.7 **BNG:** Exempt from BNG requirements.
- 4.3.8 **Climate change:** Due to the requirement of Building Regulations to use high levels of insulation and low flow water fittings there is no objection to the proposal on the basis of adverse impact on climate change.

4.4 **Conclusion**

- 4.4.1 Conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 Not 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 grant of planning permission 25/00645/FPH.

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 extensions hereby permitted shall only be finished in the materials as stated on the email dated 30th May 2025 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 March 2026	