

|                            |
|----------------------------|
| <b>DELEGATED FILE NOTE</b> |
|----------------------------|

**CASE OFFICER:** ...Tabitha Kaye.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                                     | APPLICATION SITE                                          |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| 26/00309/FPH             | Two storey side extension and part two storey and part single storey rear extension following demolition of existing side element and detached garage. Open sided front porch canopy and alterations to fenestration. Provision of 3 parking spaces. (Amended plans received 23/03/26). | 44 Oakfield Avenue<br>Hitchin<br>Hertfordshire<br>SG4 9JD |

**Submitted Plan Nos**

PL-499 PL-505 PL-500

**1.0     Policies**

|        |                                         |
|--------|-----------------------------------------|
| SECN12 | Achieving well-designed places          |
| SECN14 | Meeting climate change,coastal,flooding |
| SP9    | Design and Sustainability               |
| D1     | Sustainable design                      |
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| T2     | Parking                                 |

## 2.0 **Site History**

2.1 No relevant site history.

## 3.0 **Representations**

3.1 **Neighbour Consultation** – 2no. comments received in SUPPORT. Including: Nos. 42 and 46 Oakfield Ave. Comments summarised below:

- No adverse intensification in overlooking or overshadowing;
- No adverse impact on existing access and parking arrangements.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two storey, semi-detached dwelling situated along Oakfield Avenue. The site benefits from front parking provision, a single storey attached side garage, and a rear garden. The rear garden is well vegetated along the east and south boundaries and is enclosed by close boarded timber fencing. Semi-detached dwellings with two storey side extensions are common along Oakfield Avenue, each with their own design character.
- 4.1.2 The site is within the Hitchin settlement boundary, as well as Flood Zone 2 of the Environment Agency's Flood Maps.

### 4.2 **Proposal**

- 4.2.1 Two storey side extension and part two storey and part single storey rear extension following demolition of existing side element and detached garage. Open sided front porch canopy and alterations to fenestration. Provision of 3 parking spaces.

### 4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and local context;
- Neighbour amenity;
- Highways and parking;
- Flood risk;
- Environmental impacts;
- Biodiversity Net Gain.

## Design

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) requires that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should incorporate design that is sympathetic to the main house in terms of its scale, form and orientation. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed two storey side extension would extend beyond the east elevation by 3.5m and would span the depth of the main dwelling. The height of the extension would match the main dwelling and would extend the existing roof form via a dual-pitch roof with an east facing gable end. The front elevation of the extension would sit flush with the main dwelling and would mirror the existing fenestration for visual continuity.
- 4.3.4 The rear two storey element would follow the line of the proposed side extension and extend towards the south by a further 3.5m. The rear element would have a width of 4.7m and would match the eaves height of both the side extension and main dwelling. The rear element would attach to the main roof via a south facing gable, whilst maintaining a degree of subserviency through a lowered ridge height. The south facing elevation would feature 2no. windows, with the first floor level glazing extending into the gable apex.
- 4.3.5 The rear single storey element of the extension would be positioned to the west, measuring 4.5m in width and removed from the west boundary by 0.4m. The depth of the extension would be flush with the two storey element at 3.5m. The single storey element would have a dual pitch roof with a south facing gable, measuring 2.4m to the eaves and 3.7m to the ridge. Aluminium glazed doors are proposed to the south elevation with glazing extending into the gable apex.
- 4.3.6 The scale and design of the proposed extensions are considered to be appropriate for the site context. Wall and roof materials would be to match existing to ensure that the extensions are sympathetic to the existing site character. It is acknowledged that the use of glazing is greater than other properties in the street. However, the glazing would be to the rear and mitigated by the eaves overhang of each gable. Views of the rear from the street, as well as views of the rear from the south, are limited due to the bulk of the dwelling and existing rear boundary treatments. The proposed extensions are therefore acceptable in design terms.
- 4.3.7 The application also proposes a timber storm porch with brick plinths to the front, as well as hard landscaping to level the front curtilage for extended parking provision. The storm porch is of an appropriate scale and design. The landscaping would allow for uniformity to the front of the dwelling. Both elements are therefore acceptable in design terms.
- 4.3.8 The proposal is considered to accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

#### Impact on Neighbours

- 4.3.9 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.10 The two storey side extension would be removed from the east boundary, with the rear element extending beyond the rear elevation by a maximum of 3.5m at two storey level. Therefore, it is considered that there would be no adverse overshadowing or overbearing impacts to the east. Given the scale of the single storey rear element, and its siting away from the west boundary fence, it is considered that there would be no unacceptable overshadowing or overbearing impacts to the west.
- 4.3.11 2no. windows are proposed to the side elevation of the two storey side extension. These windows would be obscure glazed to avoid overlooking to the east. All other proposed windows would be north or south facing, and would not cause an unacceptable degree of overlooking to the east or west. While the amount of glazing is more so than other properties in the locality, glazing has been minimised at first floor level to avoid both material and perceived overlooking impacts.
- 4.3.12 Due to the scale and nature of the storm porch and front hardscaping, these elements would not have an unacceptable impact upon the amenity of neighbouring residences.
- 4.3.13 Overall, the proposal would not have an unacceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

#### Highways and Parking

- 4.3.14 The proposal hardscaping works to the front would allow for adequate parking provision for a 4no. bed dwelling in accordance with Policy T2 of the NHLP.

#### Flood Risk

- 4.3.15 The site is located within Flood Zone 2 of the Environment Agency's Flood Maps. Section 14 of the NPPF requires new development in flood risk zones to incorporate adequate mitigation measures. The submitted Flood Risk Assessment confirms that adequate mitigation measures, such as maintaining floor levels and flood proofing, will be incorporated into the development where practicable.

#### Environmental Implications

- 4.3.16 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design', which the proposal complies with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

#### Biodiversity Net Gain

- 4.3.17 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 None.

#### 4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

#### 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.

|                                                                                                                                           |                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management</div> <div>North Hertfordshire District Council</div> <div>Council Offices</div> <div>Gernon Road</div> <div>Letchworth</div> <div>Herts</div> <div>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 30 March 2026</div>                                                                             |                                                                                                                                                                                               |