

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01081/FPH

Two storey front extension and part two storey and part first floor rear extension. Alterations to fenestration.

86 Common Rise
Hitchin
Hertfordshire
SG4 0HS

Submitted Plan Nos

L01 L02

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
SECN12	Achieving well-designed places
SP1	Sustainable development in North Herts
SP9	Design and Sustainability

2.0 **Site History**

2.1 05/01440/1HH Single Storey Rear Extension. CONDITIONAL PERMISSION

3.0 **Representations**

3.1 **None**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 86 Common Rise is a two storey, semi-detached house positioned on the north side of the road with a perceived corner location as the road bends at this point northwards with neighbouring property to the east at an angle to the host dwelling.

4.2 **Proposal**

4.2.1 Planning Permission is sought for a two storey front extension and part two storey and part first floor rear extension and alterations to fenestration.

4.3 **Key Issues**

Principle of development

4.3.1 Policy SP2 (Settlement Hierarchy) states that development will be focused within the District's towns, including Hitchin, where development is supported in principle subject to compliance with the remainder of the Plan.

4.3.2 The principle of extending and altering the existing dwelling is acceptable in principle subject to detailed consideration of design, character and residential amenity impacts.

- 4.3.3 However, the design of the proposal raises significant concerns. The detailed design and layout of the proposal gives rise to significant concerns which outweigh the acceptability of the proposal in principle.

Design and Appearance

- 4.3.4 Policy D1 (Sustainable Design) requires development proposals to respond positively to their local context, make a positive contribution to the appearance of the area, and be well integrated with surrounding buildings and land uses. Policy D2 (House extensions, replacement dwellings and outbuildings) requires extensions to be sympathetic to the existing house in height, form proportions, roof type, window details, materials and orientation.
- 4.3.5 The National Planning Policy Framework (NPPF) is also a material consideration. Paragraph 135 of the NPPF requires that developments are visually attractive, sympathetic to local character, and contribute positively to the overall quality of an area. It further requires that development provides a high standard of amenity for existing and future users.
- 4.3.6 The proposed two-storey front and two storey, part first floor rear extensions would substantially increase the overall scale and massing of the existing dwelling. Owing to its cumulative width, height and projection, the development would fail to appear as a subordinate addition and would instead dominate the original dwelling, fundamentally altering its character and proportions.
- 4.3.7 The front extension would significantly increase the visual prominence of built form within the street scene, resulting in a dwelling that would appear unbalanced and overly dominant in comparison with neighbouring properties.
- 4.3.8 The rear extension, when viewed in combination with the front addition, would create an overly bulky form of development that would appear incongruous and out of keeping with the established pattern of development in the locality.
- 4.3.9 The proposal is therefore contrary to Policies SP9, D1 and D2 of the North Hertfordshire District Council Local Plan 2011–2031, which seek high quality design that responds positively to its context and preserves or enhances the character and appearance of an area. The proposal would also fail to accord with Section 12 National Planning Policy Framework, in particular paragraphs 135 and 139, which require developments to be visually attractive, sympathetic to local character, and reflective of good design principles.

Neighbour amenity

- 4.3.10 Policy D3 (Protecting Living Conditions) states that planning permission will be granted where proposals would not result in a significant detrimental impact on the living conditions of existing or future occupiers, including through overlooking, loss of privacy, overshadowing, or overbearing impact.
- 4.3.11 By reason of its scale, height and siting adjacent to neighbouring boundaries, specifically No. 84 the proposed two-storey extensions would result in an overbearing and dominant form of development when viewed from neighbouring residential properties. Given No. 84 is at right

angle to the host property the two storey rear extension would be seen from the rear elevation of the neighbours property. There is a degree of separate as No. 84 has a garage to the side reducing the harm of the front extension.

4.3.12 Furthermore, the scale and projection of the rear extension would result in a harmful loss of daylight and sunlight to neighbouring habitable rooms and private amenity areas. The cumulative impact of the proposal would significantly diminish the residential amenities enjoyed by adjacent occupiers.

4.3.13 The proposal is therefore contrary to Policy D3 of the North Hertfordshire Local Plan.

4.3.14 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.15 **BNG:** Exempt from BNG requirements.

4.3.16 **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 The proposed two-storey front, part two and first floor rear extensions would, by reason of its excessive scale, bulk and massing, fail to appear as a subordinate addition to the host dwelling and would result in a visually dominant and incongruous form of development that would harm the character and appearance of both the dwelling and the wider area. In addition, the proposal would result in an unacceptable overbearing impact and loss of outlook to neighbouring residential occupiers.

4.4.2 The proposal is therefore contrary to Policies D1, D2 and D3 of the North Hertfordshire Local Plan 2011-2031 and the design objectives of the National Planning Policy Framework.

4.4.3 Accordingly, the proposal is recommended for refusal.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That planning permission be **REFUSED** for the following reasons:

1. The proposed two-storey front, two storey and part first floor rear extension, by reason of its excessive scale, bulk, massing and siting, would fail to appear as a subordinate addition to the host dwelling and would result in a visually dominant and incongruous form of development that would harm the character and appearance of the host dwelling and surrounding area. The proposal is therefore contrary to Policies D1 and D3 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the National Planning Policy Framework.

2. The proposed two-storey extensions would result in an overbearing and dominant form of development when viewed from neighbouring residential properties which would result in an unacceptable overbearing impact upon the occupiers of the adjoining neighbouring property (No. 84). The proposed development would fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the core principles set out within the National Planning Policy Framework (2024).

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 July 2026	