

DELEGATED FILE NOTE

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

APPLICATION SITE

73 Willian Road
Hitchin
Hertfordshire
SG4 0LS

Submitted Plan Nos

LD740-E01 LD740-E02 LD740-E03 LD740-P01B LD740-P02C LD740-P03D

1.0 Policies

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

2.0 **Site History**

- 2.1 20/00174/FPH - Hip to gable roof extensions to side and rear of existing roofslope; enlargement of front dormer roof extension, insertion of side rear dormer roof, and enlarge roof light to rear of the existing pitched roof following the removal of the existing rear chimney.

Conditional Permission

- 2.2 14/03393/1HH - Hip to gable roof extensions to side and rear of existing roofslope; enlargement of front dormer roof extension, insertion of side rear dormer roof, and enlarge roof light to rear of the existing pitched roof following the removal of the existing rear chimney.

Conditional Permission

- 2.3 92/00360/1 - Single storey side and rear extension. (Amended plan recieved 11.5.92).

Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour consultations** – One received in support.

4.0 **Planning Considerations**

4.1 Site and Surroundings

- 4.1.1 The site is a semi-detached, two-storey dwelling on the north side of Willian Road, Hitchin. The site benefits from a driveway and front and rear gardens.

4.2 Proposal

- 4.2.1 Single storey rear extension and installation of raised decking area with balustrade and under deck storage (amended plans received 09.05.2025).

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

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate 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 rear extension would measure 3.8m in width, 4.0m in depth and have a dual-pitched gable end roof which, from ground level, would have an eaves height of 3.1m and a peak height of 5.0m. The external materials would be smooth render for the walls, profiled concrete roof tiles and white double glazed uPVC windows, all to match existing and white double glazed uPVC French doors.

- 4.3.4 The proposed raised decking area would measure 8.5m in width, 5.3m in depth with the stairs extending a further 1.0m and 0.7m in height with the balustrade extending a further 1.0m. The proposal incorporates an obscure glazed privacy screen.
- 4.3.5 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.7 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.
- 4.3.8 Regarding no.75 Willian Road, the adjoining neighbour, given the proposal's massing, the use of a privacy screen and that no.75 extends slightly deeper than no.73, it is not considered that the proposal would result in unacceptable harm upon the no.75's living conditions in terms of over dominance, shading or overlooking.
- 4.3.9 Regarding no.71 Willian Road, the non-adjoining neighbour, the proposal would largely be obscured by the garage at this property. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.71's living conditions in terms of over dominance, shading or overlooking.
- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.13 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 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

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.

3. The extension and decking hereby permitted shall not be occupied until the privacy screen detailed in submitted drawing No. LD740 P03 D has been installed and once installed shall be retained thereafter.

Reason: In the interest of protecting the privacy of neighbours and in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 12 June 2025	