

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01120/FPH	Two storey side extension. Part single and part two storey rear extension following demolition of existing side shed.	15 High Dane Hitchin Hertfordshire SG4 0BD

Submitted Plan Nos

A010 A100 A101 A105 A106

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 25/00640/NCS - Single storey rear extension with the following dimension:
Length as measured from rear wall of original dwelling - 6 metres – Prior Approval not Required

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 15 comprises a semi-detached two storey dwelling off High Dane, Hitchin.

4.2 **Proposal**

- 4.2.1 Two storey side extension. Part single and part two storey rear extension following partial demolition of an existing outbuilding.

4.3 **Key Issues**

- 4.3.1 Principle: Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan
- 4.3.2 Design: The proposed built form and materials would be similar to the existing, minimal impact upon the character and appearance of the dwelling as seen from the street

scene. It is noted that the cumulative scale of the extensions would be relatively significant, there is an established fall-back position created by the determined NCS application at ground floor level. Complies generally with Policy D1 of the Local Plan.

4.3.3 Impact on the street scene: The works would be consistent with other dwellings along High Dane, and therefore, the scale and layout of the would be relatively consistent with the grain of development nearby. The works to the rear would be obscured from view from the public realm and street scene but would reflect similarly constructed development along High Dane.

4.3.4 Impact on neighbours: No neighbour objections received. The site benefits from a determined NCS application for a 6-metre-deep extension. Given the semi-detached nature of the dwelling, the depth of extension at ground floor level, the development would go beyond typically approved extensions. Given the fall-back position for the depth of the extension, I do not consider it is objectionable. The depth and position of the first-floor rear extension together with its hipped roof would suitably mitigate amenity impacts for neighbouring properties. Tunnelling is not considered to arise for NO. 14 owing to the separation between the extension and the rear elevation of this property, and the hipped nature of the roof, reducing the visual bulk to the rear of this neighbour. Light issues are not considered to be significant for No. 14 owing to the position of the site to the north of this neighbour, though some evening light would be lost for the occupants at No. 16. Outlook from the extensions is not considered to be harmful owing to the predominantly rear-ward view. Side windows are proposed to serve the en-suites and stairwell, and I consider it is prudent to condition that these windows remain as obscure glazed to mitigate privacy concerns for neighbouring properties. Complies with Policy D3 of the Local Plan.

4.3.5 BNG: Exempt from BNG requirements.

4.3.7 Climate change: Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.3.8 Highways: No loss of parking off-street. Would continue to benefit from at least 2 parking spaces off-street. Therefore impacts to parking levels nearby are not considered to be adverse. Complies with Policy T2 of the Local Plan.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None 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 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 windows at first floor level on the side elevations of the development hereby permitted shall be permanently glazed with obscure glass and retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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: 11 June 2025	