

DELEGATED FILE NOTE

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

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                         | APPLICATION SITE                                                     |
|--------------------------|-------------------------------------------------------------|----------------------------------------------------------------------|
| 25/02740/FPH             | Single storey rear extension and<br>associated landscaping. | 25 Radcliffe Road<br><br>Hitchin<br><br>Hertfordshire<br><br>SG5 1QH |

**Submitted Plan Nos**

RAD-10-027 RAD-10-001 RAD-10-002 RAD-10-010 RAD-10-011 RAD-10-012 RAD-10-013 RAD-10-014  
RAD-10-015 RAD-10-020 RAD-10-021 RAD-10-022 RAD-10-023 RAD-10-024 RAD-10-025 RAD-10-026

**1.0     Policies**

D1                     Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

## 2.0 **Relevant Site History**

2.1 None relevant

## 3.0 **Representations**

- 3.1 **Neighbour Consultation** – One received in objection: no.24 Radcliffe Road:
- ☐ Unacceptable overshadowing of adjacent dwelling (number 24) and gardens.
  - ☐ Harm to the visual amenity and coherence of the townscape.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey terraced dwelling situated on Radcliffe Road, Hitchin.

4.1.2 A variety of deep rear extensions exist in the immediate locality.

### 4.2 **Proposal**

4.2.1 Single storey rear extension.

### 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 and Appearance:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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 single-storey rear extension would have a maximum depth of 6.4m, extending 1.05m from the existing rear most wall, a width of 5.3m and have a flat roof with a height of 2.9m. The design includes 4no. rooflights. The proposed external materials are facing brick for the walls to match existing, single ply flat roof membrane and black aluminium windows and doors. The site offers mitigating circumstances to offset a depth of 6.4m: the orientation of the site and existing built form to neighbouring properties mitigate harm to amenity and the grain of development along the road with varying depths of rear extensions.

4.3.4 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.5 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.

4.3.6 Regarding no.26 Radcliffe Road, the northern neighbour, the proposed rear extension would be offset from the shared boundary line by 1.0m. The flat roof height of 2.9m should mitigate a sense of dominance. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.26's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

4.3.7 Regarding no.24 Radcliffe Road, the southern neighbour, the flat roof height of 2.9m should mitigate a sense of dominance. The existing rear single storey element to no.24

along the shared boundary line is already impacted in terms of shading and height of built form by the existing rear two storey element to no.24. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.24's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The development does not include an increase in the number of bedrooms; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.10 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.11 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 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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. 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.

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|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div><b>Date:</b> 17 December 2025</div>                                                                   |                                                                                                                                                     |