

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02046/FPH	Erection of open sided front porch. (Development already carried out).	10 West Hill Hitchin Hertfordshire SG5 2HZ

Submitted Plan Nos

Location Plan NCA.372/4.PL002 NCA.372/4.PL003 NCA.372/4.PL004

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 **Site History**

2.1 No history relevant to this application.

3.0 **Representations**

3.1 **Neighbour Representations** – 1x Objection from No. 8:

- Proposed height is overbearing and out of character.
- Out of character with street scene.
- Asks for technical evidence for justification and reasoning for porch.
- Associated works including the chimney removal and other summerhouse works appear to be undertaken without planning permission.
- Considers this to be an attempt to avoid due process.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 10 comprises a detached two storey dwelling off West Hill, a residential road in Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Erection of open sided front porch. (Development already carried out).

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the development and its resultant impact on the character and appearance of the area.
- The impact that the development has on the living conditions of neighbouring properties.
- The impact that the development has on car parking provision in the area.
- The impact that the development has on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 porch is to the principal elevation of the dwelling, and is therefore visible within the street scene. The scale of the porch is relatively minor, comprising a mono pitch roof and an open sided nature with posts and plinths. Materials of construction match the existing dwelling. I do not consider that the porch appears at odds with the local street scene or detracts from local character and design. Therefore, the scale, siting and overall appearance of the porch are considered to be acceptable.

4.3.4 The development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.6 The porch does not enlarge the dwelling significantly and is set centrally within the site and principal elevation. It is not enclosed and provides a cover over the front door. Given its open sided nature, I do not consider that the porch overbears neighbouring occupiers. Any dominance is further reduced by its modest scale and central siting to the centre of the site and the principal elevation of the dwelling. The porch does not provide a vantage point to overlook neighbouring dwellings and is therefore not considered to harm the privacy levels of neighbouring occupiers.

- 4.3.7 Given the above, it is considered that the development results in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The development is served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally is not harmful.

Environmental Implications:

- 4.3.9 The development, by virtue of its limited scale in general terms together with the sustainable location has no significant implications for the local environment in terms of carbon emissions and therefore is generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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 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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 November 2025	