

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00704/FPH	Single storey rear extension and front porch. Extension to existing rear hardscaping patio area.	29 Gosmore Road Hitchin Hertfordshire SG4 9AT

Submitted Plan Nos

151 2025 009 151 2025 001 151 2025 002 151 2025 003 151 2025 004 151 2025 005 Rev B 151 2025 010 151 2025 006 Rev A

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 20/00380/FPH - Part first floor and part two storey side extension – Conditional Permission

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 29 Gosmore Road is a two-storey detached dwelling situated on the East side of Gosmore Road within a predominantly residential area of Hitchin. The host dwelling benefits from a garage to the side and what appears to be a single storey extension to the opposite side. The site under a blanket TPO.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Single storey rear extension and front porch. Extension to existing rear landscaping patio area.

4.3 **Key Issues**

- 4.3.1 **Principle:** Within the settlement boundary of Hitchin and comprises an 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 dwelling and therefore would occasion minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Heritage considerations:** N/A.

4.3.4 **Impact on the street scene:** The extension and patio works are to the rear of the dwelling and would therefore be predominantly obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest and not objectionable. The proposed porch would be visible but would retain a sympathetic appearance to the host dwelling and wider street scene and would not appear as a dominant addition given its modest scale. It is therefore considered that there would be no unacceptable impact to the street scene.

4.3.5 **Impact on neighbours:** The proposal would project by approximately 5m beyond the existing rear elevation of the host dwelling. This is a detached property and the closest neighbour to the north is set forward of and is angled towards the host dwelling. This would result in some degree of impacts to this neighbour, however, given the depth of the gardens, any harm is not considered to be unacceptable. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore, privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan. No neighbour objections received.

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

4.3.7 **BNG:** Exempt from BNG requirements.

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

4.3.9 **Trees:** The site is covered by a group TPO. The development would not impact upon trees within the curtilage or area and is therefore acceptable.

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.

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: 6 May 2026	