

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01500/FPH	Two-storey front/side extension. Alterations to fenestration and addition of render. (amended plans received 17.08.2026).	102 Coleridge Close Hitchin Hertfordshire SG4 0QY

Submitted Plan Nos

COLE-10-003 COLE-10-001 COLE-10-002 COLE-10-010 COLE-10-011 COLE-10-020 COLE-10-021
COLE-10-012 COLE-10-013 COLE-10-022 COLE-10-023

1.0 Policies

1.0 **Relevant Policies**

National Planning Policy Framework 2026

Section 5 – Meeting the challenge of climate change

Section 14 – Achieving well-designed places

North Hertfordshire Draft Local Plan 2011-2031

Policy T2 – Parking

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey detached dwelling situated on Coleridge Close, Hitchin. The site benefits from a front and rear garden and a long driveway. The dwelling is set back from built line of the row of dwellings.

4.2 **Proposal**

4.2.1 Two-storey front/side extension. Alterations to fenestration and addition of render.

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 14 of the National Planning Policy Framework.

- 4.3.3 While a variety of front and two-storey side extensions exist along Coleridge Close, the two-storey dual gable design would mark a departure from the existing pattern of development. Additionally, render is not an established external material in the immediate locality.
- 4.3.4 The proposed side/front extension would match the rear depth of the existing dwelling and project 5.15m from the front elevation, would have a width of 4.5m extending 1.85m from the existing side elevation and would have a dual-pitched gable end design with an eaves height of 5.05m and a peak height of 6.55m. The design includes 1no. roof lantern and the replacement of hanging tile with cream render. The proposed external materials are set to match existing bar the replacement of hanging tile with cream render and the use of cream rendering to the first-floor element of the extension.
- 4.3.5 Notwithstanding the departure from the built pattern, render is an acceptable material and the existing dwelling is set back from neighbouring dwellings such that the extension would near match the built line of the row. In my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. The proposal is considered to comply with Policies D1 and D2 of the NHLP and Section 14 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 Regarding neighbour amenity, the majority of the additional bulk is to the front and is set sufficiently away from neighbouring dwellings; no.103 Coleridge Close has a lack of fenestration facing and is south of the application dwelling and the side elevation first-floor fenestration of the proposal is indicated and conditioned to be obscure glazed. Therefore, it is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 14 of the NPPF.

Highways and Parking:

- 4.3.9 The development includes an increase in the number of bedrooms from 3no. to 4no. The front extension would reduce on-site parking provision. The site would maintain enough space for 2no. parking spaces. Therefore, with regard to policy T2 of the NHLP, no parking issues would arise 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 5 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.

3. The windows at first floor level on the southwest side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

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  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 September 2026	