

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01802/FPH	Part two storey, part single storey side/rear extension and front canopy following demolition of existing detached garage, single storey rear element and rear conservatory.	30 Old Hale Way Hitchin Hertfordshire SG5 1XJ

Submitted Plan Nos

L-01 Rev A L-02 Rev A

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 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 semi-detached dwelling situated on Old Hale Way, Hitchin. The site benefits from a front and rear garden, a garage and a driveway.

4.2 **Proposal**

4.2.1 Part two storey, part single storey side/rear extension and front canopy following demolition of existing detached garage, single storey rear element and rear conservatory.

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 The proposed two-storey element of the extension would extend 1.95m from the existing side elevation at a slight inset from the front elevation at a reduced ridge height. The rear section would have a width of 4.5m, a depth from the existing rear wall of 3.35m and would have a hipped roof form with an eaves height to match existing and a much reduced ridge height than existing. The proposed external materials are set to match existing. The proposed single storey extension would have a width to match the new width of the dwelling, a depth from the rear wall of 4.95m and would have a flat roof height of 2.75m. The design includes 1no. rooflight. The proposed external materials are set to match existing bar the facing brick parapet wall and Hardie plank cladding feature element on the rear elevation.
- 4.3.4 The proposed front porch canopy would have a pitched roof and extend from above the entrance door across to the new side width. The proposed external materials are set to match existing. The proposal includes a new front entrance door and side window.
- 4.3.5 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, much of the additional bulk would run along existing built form, the two-storey element is set sufficiently away from neighbouring dwellings, the additional first-floor side elevation fenestration is not indicated to serve habitable rooms, the depth of the rear elements would not extend beyond existing built form to either neighbour, the hipped roof form of the two-storey element and suitable depth mitigates the additional bulk. There are first floor windows on the neighbouring dwelling with unknown room uses. The first floor windows of the proposed development should be conditioned to be obscured glazed and unopenable unless above 1.8m in height above the finished floor level of the room which it serves in order to ensure the privacy is retained as the windows are closer than the existing first floor window, and to ensure the reasonable living conditions of the neighbouring property in terms of privacy. Therefore, it is considered, subject to a condition requiring the first floor side facing fenestrations at first floor level to be obscured glazed and fixed shut unless 1.8m above the finished floor level of the room that it serves, 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 extension and removal of the garage 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 **APPROVED** subject to conditions.

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 **APPROVED** 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 proposed at first floor level on the northeast facing elevation of the development hereby permitted shall be permanently glazed with obscure glass and not be capable of opening unless the opening part is 1.8m above the finished floor level of the room which it serves.

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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 September 2026	