

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02647/FPH	Single storey side and rear extension, replace existing side dormer with box dormer, and replace existing front window with a door following demolition of existing garage. Installation of steps and decking to rear garden. (Amended plan received 25/11/25).	174 Wymondley Road Hitchin Hertfordshire SG4 9QL

Submitted Plan Nos

Location Plan PL-01A PL-02A PL-03B SU-01B SU-02 SU-03

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
T2	Parking

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two storey dwelling with a pitched roof. The site is in a residential area comprised of semi-detached and terraced dwellings.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey side and rear extension, replace existing side dormer with box dormer, and replace existing front window with a door following demolition of existing garage. Installation of steps and decking to rear garden.

4.3 **Key Issues**

4.3.1 The key material considerations are design, neighbour amenity, and parking.

Design

- 4.3.2 The side extension extends 3.4 metres from the existing side flank and extend to wrap round the rear elevation by 4 metres, It has a pitched roof with similar eaves to the host property using matching brick and roof tile materials this will have a design in keeping with its character and appearance. The side extension and dormer will not harmfully unbalance the pair of semi's given that a number of neighbouring properties have similar dormers and side extension, more recently No.172. Given it is set back from the highway and slightly obscured by large tree at the front it will not harm the street scene The rear extension projects 4 metres from the existing rear elevation and has a flat roof with lantern style roof light. The dormer exterior has been amended to a render finish to fit with the first floor materials on the existing dwelling. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.3 The side extension and dormer are considered to be sufficiently far and oblique from the closest front and side openings of neighbour No. 172 to not appear overbearing and cause loss of light, and will not harm privacy as no side openings are proposed at first floor. The rear extension is single storey and flat roof design and impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.4 The number of bedrooms would be increased from three to four. The existing garage will be lost however, the site has off street parking provision on driveway, which will be retained. The Council's parking standards are for a dwelling with two or more bedrooms to have at least two parking spaces in its curtilage.

BNG

- 4.3.5 Exempt from BNG requirements.

Climate change

- 4.3.6 Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

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**.

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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 27 November 2025	