

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02569/FPH	Part two storey and part single storey rear extension. Alterations to existing attached garage to include insertion of rear window to facilitate partial garage conversion into habitable accommodation. Alterations to fenestration and external render (amended plans received 19/11/2025)	34 Grays Lane Hitchin Hertfordshire SG5 2HH

Submitted Plan Nos

PL-499-A PL-500-A PL-505-B PL-506-B

1.0 Policies

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 linked detached two storey dwelling with a pitched roof. The character of the locality is residential comprising mainly detached and semi-detached dwellings of varying designs.

4.2 **Proposal**

4.2.1 The proposal is for a part two storey and part single storey rear extension. Alterations to existing attached garage to include insertion of rear window to facilitate partial garage conversion into habitable accommodation. Alterations to fenestration and external render.

4.2.2 The originally proposed gable roof design has been amended to a hipped roof.

4.3 **Key Issues**

4.3.1 The key material considerations are design and impacts on neighbour amenity.

Design

4.3.2 The proposed extensions would be fit with the design of the host property given the proposed materials and now the proposed roof design at first floor is to be hipped it would be of a design in keeping with its character and appearance. The extensions will not be visible in the street scene due to their location on the rear of the host property; it is therefore not considered that it would harm the character and appearance of the street scene. The proposal is therefore of an acceptable design.

Neighbour amenity

- 4.3.3 The extensions are located on the rear and side elevations. The extensions would not be considered detrimental to neighbouring properties given the depth of the proposed rear two storey extension and the orientation. Impacts on residential amenity are therefore acceptable. No representations have been received.

Parking

- 4.3.4 No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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	