

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02078/FPH	Erection of lean-to extension to south-west elevation (Development already carried out). Insertion of front ground floor window and door following removal of existing garage doors to facilitate conversion of garage into habitable accommodation. Alterations to fenestration.	30 Gibson Close Hitchin Hertfordshire SG4 0RS

Submitted Plan Nos

2237_YPUK_P001 2237_YPUK_P002 2237_YPUK_P003 2237_YPUK_P004 2237_YPUK_P005
2237_YPUK_P006

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 Various applications for works to the dwelling.

3.0 **Representations**

3.1 Neighbour Representations – 1x Representation:

- Request for rear window to be obscure glazed to mitigate overlook and losses of privacy.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 30 comprises a detached two storey dwelling off Gibson Close, Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Erection of lean-to extension to south-west elevation (Development already carried out).
- Insertion of front ground floor window and door following removal of existing garage doors to facilitate conversion of garage into habitable accommodation.
- Alterations to fenestration.

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary of Hitchin, modest alterations to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The built form, appearance and materials are similar to the existing dwelling, minimal 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 development is not considered to significantly alter the appearance of the dwelling as viewed from the street scene and public realm. No harm to the character of the surrounding area by the works due to their modest nature. Acceptable in design terms.

4.3.5 **Impact on neighbours:** None. The development does not project significantly beyond the existing elevations of the host dwelling and the neighbouring dwellings. 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. The rear window requested to be obscure glazed would be a high level window, and is therefore not considered to allow for harm due to a loss of privacy for neighbouring properties and is stated on the plan to be obscured glazed. Vegetation is outside of the window, and the applicant dwelling is set at a lower level than this neighbouring dwelling. I note that there is concern regarding a sense of overlooking, however, the high level is considered to suitably mitigate these concerns. Complies with Policy D3 of the Local Plan.

4.3.6 **Parking:** No alteration to 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.

4.4 **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 <i>Anne McDonald</i> Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 October 2025	