

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02053/FPH	Part two storey, part single storey side and rear extensions following the demolition of the existing detached single garage and existing rear conservatory. Reinstate green roof tiles to main roof and installation of additional front hardstanding (as revision of previously approved planning permission 25/01492/FPH granted 23.07.2025).	29 The Chilterns Hitchin Hertfordshire SG4 9PP

Submitted Plan Nos

ODC.25/10.06 ODC.25/10.05 ODC.25/10.04 ODC.25/10.05 ODC.25/10.01 ODC.25/10.02
ODC.25/10.03 ODC.25/10.07

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

2.0 **Site History**

- 2.1 25/01492/FPH - Part two storey, part single storey side and rear extensions following the demolition of the existing detached single garage and existing rear conservatory.
Reinstate green roof tiles to main roof.

Conditional Permission

- 2.2 25/00568/PREH - Part two-storey, part single-storey side and rear extensions following the demolition of the existing detached single garage and existing rear conservatory.
Reinstate green roof tiles to main roof.

Complete

- 2.3 21/03457/PREH - Proposed single side extension and two storey rear extension following demolition of flat roofed garage

Complete

- 2.4 16/01171/1HH - Part two storey, part single storey side and rear extensions together with single storey front extension

Refused (Appeal Dismissed)

3.0 **Representations**

- 3.1 **Neighbour consultations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a two-storey, semi-detached dwelling. There is an existing detached garage and a conservatory. The surrounding streetscene has a traditional character with a majority of white painted brick and facing brick work for the walls and brown or green roof tiles. The application site resides in the Hitchin Conservation Area.

4.2 **Proposal**

- 4.2.1 Part two storey, part single storey side and rear extensions following the demolition of the existing detached single garage and existing rear conservatory. Reinstate green roof tiles to main roof and installation of additional front hardstanding (as revision of previously approved planning permission 25/01492/FPH granted 23.07.2025).

- 4.2.1 The main changes from the previously approved planning permission are an additional single storey rear element to the extension, an increase in height of the previously approved single storey rear element by 0.2m and additional front hardstanding.

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

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate 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 12 of the National Planning Policy Framework.
- 4.3.3 The proposed two-storey side/rear extension would be set back from the front wall by 7.0m, extend 2.4m from the existing side elevation wall and extend 3.5m from the existing rear most wall. The proposed two-storey side/rear extension would have a rear elevation width of 7.1m, a depth of 6.4m and have a crown roof with an eaves height of 5.4m to match the existing dwelling and a peak height of 6.9m. The proposed rear single storey element of the extension set along the boundary line would have a width of 2.0m, thereby offsetting the two-storey element from the shared boundary line by 2.3m, a depth of 3.5m to match the two-storey element and have a flat roof with a height of 3.0m. The proposed rear single storey element of the extension extending from the rear of the proposed two-storey element would have a width of 4.2m, a depth of 0.9m, resulting in a total depth from the rearmost wall of 4.4m, and have a flat roof with a height of 3.0m to match the other single storey element. The proposed side elevation single storey extension would have a width of 2.4m, have the canopy element be offset from the front wall by 1.0m, have a depth of 5.2m to meet the two-storey element and have a crown roof with an eaves height of 2.8m and a peak height of 3.6m. The proposal includes 1no. rooflight. The proposed external materials would be white render to match existing, green pan roof tiles, white painted casements for the windows to match existing and timber-style composite front and side external doors and black powder-coated aluminium rear bi-fold doors.
- 4.3.4 Regarding fenestration, all upper floor windows which would serve a bathroom would be obscure glazed. The proposal includes the removal of 1no. existing upper floor side elevation window and the repositioning of 1no. existing upper floor side elevation window and the replacement of the south side elevation external door with an obscure glazed window.
- 4.3.5 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling. The proposed roof form and materials are considered sympathetic to the

dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.

- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Heritage Impact

- 4.3.7 The application site resides within the Hitchin Conservation Area. The design and material palette would be considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character or appearance of the Conservation Area.

Impact on Neighbours

- 4.3.8 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.
- 4.3.9 Regarding the streetscene, the proposed extension and resulting fenestration would be set back from the highway and cause no more harm than existing.
- 4.3.10 Regarding no.28 The Chilterns, the adjoining neighbour, the proposed extension would have a maximum depth from the rear wall of 4.4m, a maximum two-storey depth of 3.5m, the two-storey element would be offset from the shared boundary line by 2.3m and would have no additional upper floor side elevation windows facing this property. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.28's living conditions in terms of overdominance, shading or overlooking.
- 4.3.11 Regarding no.30 The Chilterns, the non-adjoining neighbour, the proposed extension would be offset from the shared boundary line by 1.5m, have a maximum depth from the rear wall of 4.4m, a maximum two-storey depth of 3.5m, and all upper floor side elevation windows would be obscure glazed. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.30's living conditions in terms of overdominance, shading or overlooking.
- 4.3.12 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.13 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.14 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.15 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 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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. Both windows at first floor level on the north side elevation and the left most window at first floor level on the rear 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 9 October 2025	