

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00920/FPH	Part two storey and part single storey rear extension. Insertion of first floor side window and side rooflight. Alterations to fenestration.	21 Alexandra Road Hitchin Hertfordshire SG5 1RB

Submitted Plan Nos

Location Plan 2025/10/01 2025/10/02

1.0 Policies

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 **Relevant Site History**

2.1 07/02081/1PUD - Rear dormer window to facilitate loft conversion.

Granted

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The property is a two-storey, semi-detached dwelling located on the north side of Alexandra Road, Hitchin. The site benefits from a front and rear garden.

4.2 **Proposal**

- 4.2.1 Part two storey and part single storey rear extension. Insertion of first floor side window and side rooflight. Alterations to fenestration.

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 rear extension would have a two-storey element followed by a single storey element. The two-storey element would match the width of the dwelling, have a depth of 5.8m, thereby extending 2.5m deeper than the existing rearmost two-storey element wall, have a gable-end roof on the side elevation with an eaves height of 5.4m to and a peak height of 6.9m, and have a pitched roof on the rear elevation to match the roof form and height of the existing two-storey rear element with an eaves height of 5.4m and a peak height of 7.4m. The proposed single storey rear element would match the width of the existing dwelling and the depth and roof form of the existing single storey

rear element except for a lower roof pitch. The proposal includes 2no. rooflights. The proposed external materials would be white painted brickwork for the walls, grey slate roof tiles and white uPVC windows and doors, all to match existing.

- 4.3.4 Alterations to fenestration include 1no. new ground-floor side elevation window and 1no. new first-floor side elevation 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 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.

Impact on Neighbours

- 4.3.7 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.
- 4.3.8 Regarding no.20 Alexandra Road, the adjoining neighbour, the proposed single storey element would not extend further than existing and the proposed two-storey element would only extend 2.5m beyond the existing two-storey element at no.20. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.20's living conditions in terms of overdominance, shading or overlooking.
- 4.3.9 Regarding Ransoms Recreational Park to the east, the proposal would be partially screened by vegetation, offset from the boundary line and set away from the open space. Therefore, it is not considered that the proposal would result in unacceptable harm upon the amenity use of this space.
- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 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

- 4.3.12 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:

- 4.3.14 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. 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.

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: 1 July 2025	