

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03028/FPH	Two storey front extension, part two storey and part single storey rear extension including Juliet balcony following demolition of existing front porch and rear conservatory. External rendering and alterations to fenestration including insert of first floor side window. Alterations to existing detached barn to provide games room/gym including insertion of window at first floor level. Installation of replacement front boundary wall and side access gates.	104 Whinbush Road Hitchin Hertfordshire SG5 1PN

Submitted Plan Nos

1 2 3 4 5B 6B 7

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 Site History

2.1 91/00540/1 - Retention of 8.6 metre mast in rear garden.

Conditional Permission

3.0 Representations

3.1 **Neighbour Consultation** – 2 Objections summarised below

- ☐ Loss of privacy from ground floor side elevation window of ‘barn’ (addressed in amended plans)
- ☐ Loss of privacy from first floor rear elevation window of ‘barn’ (addressed in amended plans)

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site accommodates a detached two storey dwelling situated on Whinbush Road, Hitchin. The site benefits from a driveway, front and rear gardens, a shed, and a two-storey 'barn'.
- 4.1.2 The streetscene shows a mixture of house styles with the material palette primarily consisting of render and red brick or a mixture of. There exist numerous large rear extensions along the street.

4.2 Proposal

- 4.2.1 *Two storey front extension, part two storey and part single storey rear extension including Juliet balcony following demolition of existing front porch and rear conservatory. External rendering and alterations to fenestration including insert of first floor side window. Alterations to existing detached barn to provide games room/gym including insertion of window at first floor level. Installation of replacement front boundary wall and side access gates.*

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 front extension would extend 1.75m from the existing principal elevation, have a width of 3.7m and would have a hipped roof from with an eaves height to match the existing dwelling and a ridge height of 7.15m, matching the roof pitch of the existing dwelling. The proposed external materials are red brick for the walls to match existing, red clay and concrete roof tiles to match existing, dark grey uPVC/powder-coated aluminium windows to match the altered fenestration of the proposal and dark grey uPVC/powder-coated aluminium door.
- 4.3.4 The proposed part two-storey part single storey rear extension would have a depth of 6.0m and a width of 10.2m to match the width of the existing dwelling. The proposed single storey element would have a width of 4.9m and a flat roof with a height of 3.2m; The design includes a lantern rooflight. The proposed two-storey element would have a width of 5.3m and a dual pitched roof with an eaves height to match the existing dwelling and a ridge height of 7.9m, matching the roof pitch of the existing dwelling. The design includes apex windows and a Juliette balcony to the rear elevation. The proposed external materials are red brick for the walls to match existing, red clay and concrete roof tiles to match existing, dark grey uPVC/powder-coated aluminium windows to match the altered fenestration of the proposal and dark grey uPVC/powder-coated aluminium doors. The application site offers mitigating circumstances for a depth of 6.0m and the Juliette balcony: the width of the lane to the north, the width of the garden and driveway to the south and the length of the garden to the rear provide sufficient distance from neighbours to mitigate harm.
- 4.3.5 The proposed external material change would see the red brick finish replaced by a light coloured monocouche render finish to the existing dwelling. Alterations to fenestration include: the replacement of all front elevation windows with dark grey uPVC/powder-coated aluminium framing; the removal of 3no. ground floor southwest side elevation windows and the introduction of an external door and an obscure glazed first floor window with dark grey uPVC/powder-coated aluminium framing; the removal of the ground floor northeast side elevation window; the replacement of the 2no. first floor rear elevation windows unaffected by the rear extension with dark grey uPVC/powder-coated aluminium framing.
- 4.3.6 The proposed wall boundary treatments would see: a replacement 1.0m high front/side boundary wall in brickwork and painted metal fencing to match existing with a similar

design; the replacement of the existing northeast boundary fence with a new 2.0m high brickwork wall. This would likely have a permitted development fallback position. The proposal includes new driveway gates similar to existing but set further back to extend the driveway.

- 4.3.7 The proposed new driveway would consist of replacing the existing concrete with permeable brick pavers.
- 4.3.8 The proposed alterations to the existing 'barn' include: bricking up the existing ground floor northwest side elevation window; replacing the existing ground floor southeast elevation windows and door to match existing; replacing the existing first floor southwest end elevation door with an obscure glazed window and obscure glazed fanlights non-openable below 1.7m; the replacement of the existing northeast end elevation doors with dark grey aluminium bi-folding doors and the introduction of first floor apex dark grey aluminium windows.
- 4.3.9 The proposal would see a change in material palette that would match the immediate locality, while dark grey fenestration framing would not match the prevailing character of the locality, there is precedent on the streetscene and the application site does not lie within the Hitchin Conservation Area. The depth of the rear extension is mitigated by the sites character. The alterations to the 'barn' have been considered in an amended scheme to mitigate harm and are to the rear so would not be largely visible. Precedent has been set in the immediate locality for rear extensions of this size. Therefore, the proposal is considered to accord with Policies D1 and D2 of the Local Plan, as well as Section 12 of the National Planning Policy Framework, and is therefore acceptable.

Impact on Neighbours

- 4.3.10 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.
- 4.3.11 Regarding neighbour amenity, there would be sufficient distance from both northern and southern neighbours to mitigate harms from the depth of the rear extension, namely the two-storey element. The proposed first floor northeast side elevation window serving a bathroom is conditioned to be obscure glazed. The ground floor northwest side elevation window to the barn is proposed to be bricked up and the first-floor southwest elevation window is conditioned to be obscure glazed and non-openable below 1.7m. There is sufficient distance and vegetation between the proposed first floor apex windows to the 'barn' element and dwellings to the north. The view from the proposed Juliette balcony would be mitigated by the length of the garden; while some additional harm in over-

looking may occur to the rear garden of no.106, this is not considered to be at an unacceptable level. Therefore, with regard to neighbour amenity, the proposed works are not considered to cause unacceptable harm, as to be objectionable, in terms of overdominance, shading or loss of privacy

- 4.3.12 The proposal therefore accords with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.13 The proposal does not include an increase in the number of bedrooms. On-site parking provision is set to increase to 3no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there are no parking concerns.

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 In the absence of material planning reasons to the contrary, it is my view that planning permission is **GRANTED**.

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 window at first floor level on the southwest side elevation of the main dwelling of the development hereby permitted shall be permanently glazed with obscure glass.

The window at first floor level on the southwest end elevation of the barn element of the development hereby permitted shall be permanently glazed with obscure glass and non-openable below 1.7m.

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.

4. The barn shall not be occupied at any time other than for purposes ancillary to the residential use of the main house and is to be used for no business purposes.

Reason: To avoid the creation of a use that could have adverse harm in the locality.
LP Policy D3.

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: 5 February 2026	