

DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02561/FPH	Two storey and part single storey rear and side extension and front porch following demolition of existing rear element. (as a variation of planning permission 25/00645/FPH granted 17.06.2025) (Development has commenced).	28 Common Rise Hitchin Hertfordshire SG4 0HN

Submitted Plan Nos

03BR Location and Block plan 28CMN09 28CMN10 28CMN11 28CMN12 28CMN13 28CMN14

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 Recent history for rear extensions. Of relevance:

- ☐ 23/00011/FPH for a part single and part two storey rear extension, front porch and rear outbuilding. Conditional permission.
- ☐ 25/00645/FPH for a part single and part two storey rear extension, front porch and rear outbuilding. Conditional permission. This is part built on site but has not been built in accordance with the approved plans on the shared boundary with no.26.
- ☐ 25/02561/FPH – this application.
- ☐ 25/03175/S73 for the variation of 25/00645/FPH to seek permission for the retention of the change to the first floor side extension on the shared boundary with no.26 and the enlarged front porch. Still under consideration.
- ☐ 26/00285/S73 for the variation of 25/00645/FPH for the retention of the outbuilding as built. Not yet validated.

3.0 **Representations**

3.1 The application has been advertised with neighbour notification letters. Replies have been received from both neighbours objection to the application. Key points raised include:

- ☐ No.28 have built over the shared access drive to the side of the property which I have a right of way over to reach my garage. This is now blocked. No.28 own the land but no.30 has a right of way over it. Officer note – the neighbour has been advised that this is a civil matter between the two home owners.
- ☐ No.26 objected to the first floor rear extension encroaching onto their property and being over the boundary line.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey, semi-detached house positioned on the east side of the road with front and rear gardens. Construction works have commenced on site.

4.2 **Proposal**

4.2.1 Part two storey and part single storey rear extension and front porch:

- The front porch is 4.5m wide and 1.5m deep with a flat roof.
- The ground floor part of the rear extension is part 4.7m (off the back of an existing rear extension) and part 7.6m deep and is just under 7.5m wide with a 1.2m wide extension to the existing side flank wall.
- The first floor part of the extension is part 5m (on the side next to no.26) and part 4.1m deep with the first floor extension being 1.2m wide past the side flank wall of the house.
- Flat roofs at ground floor level and a twin gable roof at first floor level with a parapet wall detail on the joint boundary with no.26 are proposed.

4.3 **Key Issues**

4.3.1 **Principle:** There is no objection to the principle of extensions to this existing home within the urban area of Hitchin and the planning history also sets the precedent for large scale extensions to the home.

4.3.2 **Design:** The planning history sets the precedent for part single and part two storey rear extensions to the house. I have no objection to the enlarged front porch which will not have an adverse visual impact either on the house or the context of the street scene and which can be regarded to comply with the aims of Policies D1 and D2 of the Local Plan.

4.3.3 I also have no objection to the altered first floor parapet detail to first floor side extension next to no.26 which will prevent the extension from affecting the built form of no.26. Both of these will be considered further under application 25/03175/S73.

4.3.4 However, I object to the first floor side extension. Policy D2 requires for extensions to houses to be sympathetic to the existing house in form, proportion and materials and to respect the spacing between buildings to ensure there is no harm to the character and appearance of the street scene (amongst other considerations). Whilst the external materials will match, the rear extension is a very large extension to the fairly modest original sized semi-detached house. The planning history has granted generous extensions, which at the rear given the context and the relationship to the neighbours, do not harm the amenities of the neighbours or the street scene. However, the first-floor side extension, with the blank wall facing the road and part gable visible, will be visual indication of the over extension of the house as well as being contrary to the wider character of the street scene where first floor side extensions are not a feature within the spacing between the homes to provide for rear garden / garage access. As a result, the proposal is not considered to be a sympathetic addition to the original house and is not in keeping with the character of the street scene and is therefore contrary to the aims of Policy D2.

4.3.5 **Impact on neighbours:** In comparisons to the previously approved scheme, there will be more bulk apparent to the occupier of no.30 from the first floor side extension when in their rear garden. Whilst this neighbour does have a garage to the side boundary with no.28 the bulk of the first floor side extension will be apparent from the rear garden so there will be some limited harm from bulk from the first floor side extension contrary to the provision of Local Plan Policy D3.

4.3.6 **Parking:** There is off street parking for one car in the front garden. The former garage rear of the house has been removed for the rear extension. Given the planning history has already permitted this, no objection on the basis of parking.

4.3.7 **BNG:** Exempt from BNG requirements.

- 4.3.8 **Climate change:** Due to the requirement of Building Regulations to use high levels of insulation and low flow water fittings there is no objection to the proposal on the basis of adverse impact on climate change.

4.4 **Conclusion**

- 4.4.1 Refuse.

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 Not applicable.

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reasons:

1. The first floor side extension, due to its size and design, would result in a form of development that would appear visually bulky and harmful to the appearance of the house and the wider character of the street scene. Therefore the proposal would fail to comply with the provisions of Policy D2 of the North Herts Local Plan 2011 - 2031. Furthermore, this side extension would appear bulky and overbearing from the rear garden to No. 30 which would be harmful to the visual amenities of occupiers of that dwelling and therefore contrary to provisions Local Plan Policy D3 of the North Herts Local Plan 2011 - 2031.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant during the application and the Council has acted 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 February 2026	