

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01277/FPH	Two storey and part single storey rear extension following demolition of existing rear element. Installation of rear and side entrance steps.	50 Grays Lane Hitchin Hertfordshire SG5 2HJ

Submitted Plan Nos

Location Plan HM-24-661 01 HM-24661-02 HM-24-661-03 A

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

2.1 25/00435/FPH - Two storey and part single storey rear extension following demolition of existing rear element. Installation of rear and side entrance steps – Refused 11/04/25 for:

1. The proposed extension by reason of its design, size and siting would not be sympathetic to the dwelling and locality, causing harm to their character and appearance. The proposal does not comply with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached chalet bungalow with a pitched roof. Rear party boundaries are fences, vegetation and walls. Ground levels slope down towards the rear of the site. The site is in a residential area comprised of semi-detached and detached dwellings.

4.2 **Proposal**

- 4.2.1 The erection of a two and single storey rear extension with a pitched and flat roof which would replace an existing single storey rear projection, and new steps to the side of the extension in the rear garden. The number of bedrooms will be increased from three to four.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, neighbour amenity, and parking.

Design

- 4.3.2 There are no objections to the new side steps. The proposed extension would be of a floorspace, footprint and size comparable to the host dwelling, and is considered to be a relatively large addition.
- 4.3.3 There are no objections to the single storey part of the extension as this is a common size and design for such extensions, and would be lower than the eaves of the main roof.
- 4.3.4 Previous recent application 25/00435/FPH was refused on design grounds, due to the flat roof design and eaves height not being in keeping with the pitched roof design and character of the host dwelling.
- 4.3.5 This application has redesigned the two storey part of the extension to give it a pitched roof with an area of flat crown roof, and lower eaves to match those of the existing dwelling.
- 4.3.6 The two storey extension in terms of its eaves height is now acceptable, as this matches the existing dwelling. The now-proposed pitched roof with a flat crown roof is considered sympathetic to the character and appearance of the main dwelling, and as the flat crown roof would not be overly large and would also be disguised by the pitched roof slopes below it. The two storey rear extension is not considered harmful to the character and appearance of the street scene. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.7 Previous recent application 25/00435/FPH was not considered harmful to neighbour amenity. The re-designed extension now proposed is of the same footprint, siting and floorspace with a lower eaves height but higher overall height. The impacts on neighbours are considered comparable to those of the earlier 2025 application, therefore this new application is not considered harmful to amenity. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.8 The proposal annotates a study that could be used as a bedroom, therefore increasing the potential number of bedrooms from three to four. The site does however have parking for two cars, which complies with minimum standards and is acceptable. The proposal complies with Policy T2 of the Local Plan.

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**.

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 external bricks and tiles of the approved extension shall be similar in appearance to those of the existing dwelling.

Reason: In the interests of character and appearance. To comply with Policies D1 and D2 of the Local Plan.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage 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: 30 June 2025	