

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01042/FPH	Single storey rear and side extensions and front porch with open sided canopy	82 Willian Road Hitchin Hertfordshire SG4 0LT

Submitted Plan Nos

1278_PL 001_Rev A 1278_PL 010 1278_PL 020 1278_PL 100_Rev A_ 1278_PL 200_Rev C_

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Planning History**

2.1 **12/01959/1HH** - Two storey side and single storey rear extensions.

Conditional Permission

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached dwelling on a spacious plot located on the south side of Willian Road, Hitchin.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear and side extensions and front porch with open sided canopy.

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions,

roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

- 4.3.3 The proposal incorporates several elements. The property has an existing single-storey rear extension which is approx. 3.8m deep and it is proposed to increase the depth of the extension by 2.0m to approx. 5.8m deep, maintain the width at 8.2m wide and the height at approx. 3.3m. The scheme also looks to erect a single-storey side extension of modes width, which would link to a proposed front porch with open front canopy. The eaves and ridge of the side/front elements will be modest and relate to the scale of the host property. The extensions will be finished in painted white render/red brick to the external walls, smooth brown tiles and plain uPVC/aluminium windows/doors, to match the host dwelling.
- 4.3.4 It is considered that the design of the proposal is acceptable in planning terms. The cumulative depth of the rear extension at approx. 5.8m is a sizable element and above what we would normally allow. However, the depth of the immediate neighbour to the east is almost identical to the proposed depth of the extension, there is a suitable gap between the extension and the shared side boundaries, and the general proportions will be subordinate to the host property. The proposed side/front elements are well designed and modest in scale, which is considered sympathetic to the property. The materials will match the host dwelling and the works that are visible from the street scene will not result in harm to its character.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The property benefits from two detached neighbours, No.80 and 84 Willian Road. Owing to the scale and nature of the proposals, the respective separation distances and general acceptable design and external appearance, it is unlikely that the development will result in any harm to the reasonable living conditions and amenity of neighbours, with respect to overdominance, overlooking, loss of daylight/sunlight.
- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.9 The proposal is exempt from the mandatory 10% BNG.

4.4 Conclusion

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

4.5 Alternative Options

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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 extensions 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: 25 June 2025	