

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01789/FPH	Single storey rear extension and raising the roof of the existing outbuilding due to re-roofing (as amended by plan received on 05/09/2025).	36 Bingen Road Hitchin Hertfordshire SG5 2PR

Submitted Plan Nos

L-02 Rev B L01

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on the northwest side of Bingen Road. Opposite and set back from the highway is a three-storey block of residential flats. The property is mid-terrace comprising of a two-storey residential dwelling with garden space to front and rear. Access to the rear of the property is provided by a shared access point located to the east of the site adjoining no.32 Bingen Road which provides access for nos.32, 34 and 36 Bingen Road. A separate access to the west provides shared access to the rear of property nos.38, 30 and 42 Bingen Road.

4.1.2 To the rear of the application site there is timber fencing to the party boundary with no.38 which lies to the west, and existing brick-built and plastic clad outbuildings to part of the

party boundary with no.34 to the east. Beyond the existing outbuilding of the application site and on the neighbouring property no.34, there is a single storey outbuilding which extends for the entire length of the garden.

- 4.1.3 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Single storey rear extension and raising the roof of the existing outbuilding due to re-roofing (as amended by plan received on 05/09/2025).
- 4.2.2 The amended plans reduce the length of the extension from an original 4.5 metres to 3.5 metres.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on the environment.

Design and Appearance

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The proposed extension would have a depth of 3.5 metres a width of 2.6 metres and a height of 2.7 metres with the addition of a centrally located roof lantern taking the overall height to 3.1 metres. To the west side with the neighbouring property no.38 a parapet wall would be introduced for the length of the extension to a height of 2.8 metres resulting in an additional height to this boundary of 1.2 metres. Openings would comprise of a singles window and doorway to the east side elevation and a set of bi-folding doors to the north (rear) elevation. The roof form would be flat, albeit with the addition of the roof lantern. The external finish to the extension would be a cedral cladding similar in colour to the existing plastic cladding used on the existing outbuilding.
- 4.3.4 I am satisfied that the scale and design of the proposed extension would be sympathetic to the existing dwelling in terms of scale and design and would not harm the visual amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 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 Local Plan
- 4.3.6 Whilst the extension would, to a degree increasing overshadowing of the habitable room where there is an existing set of patio doors on the rear elevation of the dwelling to the west no.38, there is an existing timber boundary fence to a height of 1.7 metres which provides a degree of overshadowing. The increase in height of the parapet wall by 1.2 metres would further reduce daylight and sunlight to that property. However, I am mindful that permitted development rights provide for a single storey extension to a dwelling up to a height of 4 metres. Albeit that the extension is 0.5 metres beyond permitted development, the orientation of the dwelling means that other than early morning light the occupants of the dwelling would not, in my view, have their existing residential amenity significantly impacted as a result of the proposed development. The property to the east, no.34 would not be affected.
- 4.3.7 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 Parking to the dwelling would be unaffected as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.9 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications

- 4.3.10 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.11 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 extension hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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. 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: 9 September 2025	