

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01595/FPH	Single storey rear/side extension (amended plans received 08/09/2025).	54 Lancaster Road Hitchin Hertfordshire SG5 1PE

Submitted Plan Nos

2510_00B 2510_01 2510_02E

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places

2.0 **Site History**

2.1 22/01167/LDCP - Rear roof extension and insertion of two front rooflights to facilitate loft extension.

2.2 Other rear extensions:

- ❓ 46/47 Lancaster Road – 23/01005/FPH (10.7m depth)
- ❓ 72 Lancaster Road – 22/01727/FPH (6.9m depth)
- ❓ 5/6 Lancaster Road – 21/02477/FPH & 19/02847/FPH (10.7m depth)
- ❓ 23 Lancaster Road – 21/01469/FPH (7.1m depth)
- ❓ 54 Lancaster Avenue – 19/02997/FPH (7.9m depth)

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a terraced two-storey dwelling on the north side of Lancaster Road in a residential part of Hitchin. The dwelling has a shared two storey extension with a rear gable and a shared single storey lean-to extension along the boundary with No. 55. This extension is set off the boundary with No.53 by approximately 1m.

4.2 **Proposal**

- 4.2.1 Single storey rear/side extension.

- 4.2.2 The proposed single storey extension would be approximately, 8m deep along the boundary with No.53 and would project 2m further than the existing rear extensions along the boundary with No.55. The extension would span the full width of the property and would have a flat roof at the height of 3m (parapet at 3.2m).

- 4.2.3 The proposed materials are:

Roof – EPDM rubber roof in black.

Windows – Match Existing (White uPVC casement windows).

External Walls – Match existing (Facing brickwork).

External Doors – White uPVC and black powder coated aluminium doors.

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties.

Design

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 single storey extension would substantially enlarge the host dwelling, however this extension would be sited to the rear of the dwelling and would not be visible from the public realm. No objection has been received from the neighbouring dwellings therefore it is considered that a 6m deep extension would be permissible under permitted development via a Neighbour Consultation Scheme. In addition, from the rear garden on 54 Lancaster Road and from Google satellite imagery, a number of other dwellings with significant rear projections can be seen which in my view set a precedent for this street.

- 4.3.4 The proposed development is therefore considered to be comply with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore considered to be acceptable.

Impact on Neighbours

Impact on No.55

- 4.3.5 The proposed extension would project a further 2m from the shared rear projection with a modest roof height. Therefore, I consider any impact to this neighbour to be minimal.

Impact on No.53

- 4.3.6 In my view, the extension would result in some harm to neighbouring amenity, however I consider this harm to be minimal and would not warrant a refusal for the following reasons:
- No.53 has a shared rear projection with no.52, as such the area of rear garden affected is already of limited amenity value. Tunnelling impact to ground floor rear window is heightened by own rear projection.
 - Modest roof height and sympathetic materials.
 - No neighbour objections have been received.
 - Unlikely to contribute to any further loss of light than is already provided by the host dwelling itself.
 - Although precedent does not outweigh harm to neighbouring amenity, some weight is given. In my view, deep single storey extensions are common nature for terraced properties.
 - No side windows are proposed. Rooflights and rear windows would not provide any overlooking.
- 4.3.6 Given the above, it is considered that the proposed development would result in an acceptable impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.7 The proposed development would not alter the number of bedrooms in the dwelling. The dwelling does not benefit from any off-street parking spaces. Due to its sustainable location within proximity to Hitchin Train Station and several bus stops, the impact to parking provision locally would be considered minimal.

Environmental Implications:

- 4.3.8 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

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.

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 NHLP 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.

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: 9 September 2025	