

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00146/FPH	Two storey front extension and single storey rear extension following partial demolition of existing garage/front porch and single storey rear element. Alterations to fenestration including insertion of first floor side window. External rendering.	15 Gainsford Crescent Hitchin Hertfordshire SG4 0QG

Submitted Plan Nos

PL_03 PL_01 PL_02 Rev B

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Site History**

2.1 No relevant site history.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received at the time of writing report.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey semi-detached dwelling situated on Gainsford Crescent, Hitchin, and is within the Hitchin settlement boundary. The site benefits from front parking provision and a rear garden. A flat roof, single storey garage/porch projection extends beyond the principal elevation. A flat roof, single storey extension extends beyond the rear elevation.
- 4.1.2 Neighbouring dwellings share the same design characteristics, including the front garage/porch projection. Dwellings to the north-east of Gainsford Crescent feature examples of front two storey extensions with gabled roof forms.

4.2 **Proposal**

- 4.2.1 Two storey front extension and single storey rear extension following partial demolition of existing garage/front porch and single storey rear element. Alterations to fenestration including insertion of first floor side window. External rendering.

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 impact on the character and appearance of the area;
 - The impact of the proposed development on the living conditions of neighbouring properties;
 - Highways and parking matters;
 - The impact of the proposed development on the environment.

Design

- 4.3.2 Policies D1 and D2 of the NHLP require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.
- 4.3.3 Presently, the dwelling benefits from a flat roof, single storey garage/porch projection, measuring 2.5m in depth, 4.3m in width, and 2.5m in height. The application proposes to replace the existing front extension with a gabled two storey extension. The proposed extension would match the existing in depth at 2.5m, with a marginally larger width of 4.5m. The extension would measure 4.5m to the eaves, to match the eaves height of the main dwelling, and 6.5m to the ridge. To the

front elevation, the extension would feature a central 3 panel window, as well as two windows at ground level. The new access to the dwelling would be via a door on the western side elevation.

- 4.3.4 It is acknowledged that the front extension would be substantial in scale. However, the proposal has maintained some degree of subservience through its lower ridge height, which is 0.5m lower than the ridge of the main dwelling, and by not exceeding the depth of the existing front projection. Furthermore, the proposed windows would fit well with the existing fenestration pattern. The placement of the extension to the front of the dwelling, combined with the gable design, is commensurate with existing examples of front two storey extensions in the street. Therefore, the scale, siting and design of the front extension is acceptable.
- 4.3.5 To the rear, the dwelling currently benefits from a flat roof, single storey extension. The existing extension measures 2.2m in depth, 7.5m in width, and 2.5m in height. The application proposes to replace this structure with a new single storey rear extension. The new extension would measure 4m in depth and 7.5m width. The extension would be connected via a half pitch, half flat roof form, measuring 2.4m to the eaves and 3.3m to the ridge. 3no roof lights are proposed to the roof slope. Sliding bifold doors and a single window are proposed to the rear elevation. The siting, scale and design of the rear extension is acceptable.
- 4.3.6 New external materials are proposed throughout. Brickwork to match existing is proposed at ground floor level, and off-white render at first floor level, to the main dwelling and front extension. The proposed rear extension would be finished with render to match. Brick with rendered elements is a common combination of materials for properties along Gainsford Crescent. Thus, the proposed materials are acceptable.
- 4.3.7 The proposal is therefore considered to accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the NPPF.

Impact on Neighbours

- 4.3.8 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.9 In accordance with the '45 degree' angle rule, measured from both the proposed extension and the principal elevation windows of nos. 13 and 17 Gainsford Crescent, the front extension would be sited an adequate distance away from these properties to avoid unacceptable overshadowing impacts.
- 4.3.10 The front extension would leave adequate separation gaps between the development and nos. 13 and 17 Gainsford Road and is therefore not considered to appear overbearing to these properties. No first floor windows are proposed to the side elevations of the front extension. Moreover, the siting of the extension means that outlook from the extension would be of the front curtilages of nos. 13 and 17 Gainsford Crescent, which accommodate parking provision and front garages. Therefore, there would be no overlooking impacts to these properties.

- 4.3.11 On account of its single storey nature and acceptable scale, it is considered that the proposed rear extension would not have an unacceptable impact upon the reasonable living conditions of neighbouring properties.
- 4.3.12 Thus, the proposed works would not unreasonably impact the living conditions and well-being of neighbours, and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.13 The proposal does not include an increase in the number of bedrooms and therefore meets the requirements of Policy T2 of the NHLP.

Environmental Implications

- 4.3.12 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design', with which the proposal is commensurate with. D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain

- 4.3.13 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

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**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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 March 2026	