

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00825/FPH	Two storey side extension and part two storey and part single storey rear extension, detached side storage and installation of solar panels to roofslopes following partial demolition of existing rear element and detached garage. Alterations to fenestration and hardstanding works. (Amended plan received 01/06/26).	56 Ickleford Road Hitchin Hertfordshire SG5 1TS

Submitted Plan Nos

71 2025 002 171 2025 003 171 2025 004 171 2025 006 Rev G 171 2025 007 Rev F 171 2025 008 Rev F 171 2025 009 Rev F 171 2025 010 Rev D - Shed Elevation plan Garden Lighting Plan 171 2025 005 Rev G

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 **Relevant Site History**

- 2.1 **03/01211/1HH:** Two storey side extension including double garage (as amended by letter and plans received on 19/2003). **Withdrawn.**

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 application site accommodates a detached, two-storey dwelling on Ickleford Road, Hitchin. The site is within the Hitchin settlement boundary. The dwelling is set back from the road and benefits from a rear garden, side detached garage, and a front hardstanding parking area.

4.2 **Proposal**

- 4.2.1 Two storey side extension and part two storey and part single storey rear extension, detached side storage and installation of solar panels to roofslopes following partial demolition of existing rear element and detached garage. Alterations to fenestration and landscaping works.
- 4.2.2 Indicative garden plans are shown from an aerial perspective on site plan (no. 171 2025 005). The agent has confirmed that all elements shown on this plan will be 'permitted development' and therefore do not form part of this application.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 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 The proposed two-storey side extension would be appropriately subservient to the host dwelling as the extension would be set back from the principal elevation by 0.6m and would have a lower ridge height. At 2.5m, the width of the extension would not appear obtrusive, and would provide a welcome sense of symmetry to the principal fenestration. Proposed materials of natural slate roof tiles and facing brick with an off white render to the side elevation would match the existing materials and colour palette of the dwelling.
- 4.3.4 Likewise, the part two-storey, part single-storey, rear extension would compliment the character of the existing dwelling and locality by providing a dual-pitched roof to the existing outrigger, which would match the outrigger design of neighbouring dwelling, no.58 Ickleford Road. While the design of the single storey flat roof element and the introduction of cladding would be different, modern additions, their placement to the rear of the site means that the street scene would be unaffected by their inclusion. Within the context of the dwelling and no.58, the rear extensions are of an acceptable scale.
- 4.3.5 Additional elements of the proposal include solar PV panels to the front, side (south) and rear roof slopes, front hardscaping, as well as side storage/detached shed. The PV panels are of an acceptable scale and siting. Proposed hardscaping works to the front and rear demonstrate that the existing front vegetation would not be disturbed. The proposed enclosed storage area and shed to the side would be minimal in scale and of an appropriate design. These elements are therefore acceptable.
- 4.3.6 The proposal therefore accords with Policies D1 and D2 of the NHLP, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.7 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.
- 4.3.8 The proposed two-storey side extension would be of an acceptable scale and would maintain an acceptable distance from the north elevation of no.58. Likewise, the massing of the proposed rear extension would be adequately distanced from neighbouring properties to the north and south. Therefore, the proposed extensions would not give rise to any overshadowing or overbearing impacts.
- 4.3.9 The 2no. first floor windows to the proposed south elevation, which would serve bathrooms, would face a first floor window on the north elevation of no.58. To mitigate overlooking to no.58, these windows will be conditioned to be obscure glazed and non-opening up to 1.7m above finished floor levels. All other outlooks will be to the rear, or at ground floor level which is obscured by existing boundary treatments. Therefore, the proposal would not give rise to overlooking impacts.

- 4.3.10 Overall, the proposal would have an acceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.11 As a result of the proposed developments, the site would still maintain on-site parking provision to the front. Notwithstanding this, the site is located within a sustainable location and benefits from off-street parking options. The proposal therefore accords with 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', which is broadly consistent with the aims of Section 14 of the NPPF. Examples of sustainable design under Policy D1 include reducing energy consumption, as well as retaining existing vegetation, which the proposal complies with through the provision of solar PV panels and retaining vegetation to the front.
- 4.3.13 In respect of the proposed demolition works, the application was accompanied by an Ecology Report by Cherry Field Ecology which concluded that there was 'negligible potential' for roosting bats on site. Based upon the recommendations of the report, an informative will be appended to the decision notice which states that works should stop, and expert advice sought, if bat species are found on-site.

Biodiversity Net Gain (BNG)

- 4.3.14 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.

3. The windows at first floor level on the southern elevation of the proposed two-storey side extension hereby permitted shall be permanently glazed with obscure glass and shall be non-opening up to 1.7m above finished floor levels.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling, no.58 Ickleford Road, and to comply with Policy D3 of the North Hertfordshire Local Plan

2011 to 2031.

4. The extension(s) 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.

Informative/s:

1. Should any bat species be found while the permitted works are being carried out, works should stop and expert advice be sought.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 June 2026	