

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00800/FPH	Part two storey and part single storey rear and side extension, rear dormer roof extension following demolition of existing garage/store. External render and alterations to fenestration.	53 Manton Road Hitchin Hertfordshire SG4 9NP

Submitted Plan Nos

53MR-PL26-001-A

1.0 Policies

D1	Sustainable design
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D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a semi-detached two-storey dwelling situated on Manton Road, Hitchin. The application site benefits from a driveway and rear garden.

4.2 **Proposal**

4.2.1 Part two storey and part single storey rear and side extension, rear dormer roof extension following demolition of existing garage/store. External render and alterations to fenestration.

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.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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 Alterations to the front elevation include a new render finish, a new external door with surround fenestration, a replacement ground-floor window and a small circular window within the apex of the front gable projection.
- 4.3.4 The proposed two-storey side/rear extension would have a width of 4.4m extending 1.85m out from the existing side elevation and remaining set in from the side boundary by 0.9m, a depth matching the existing front elevation and extending 3.0m deeper than the original rear elevation wall (0.3m deeper than the existing rear element) and would have a roof form to match the eaves and ridge height of the existing dwelling house with a rear gable projection. The proposed external materials are set to match existing bar the render to the front. The design includes 2no. side elevation ground floor windows, 1no. of which is indicated as obscure glazed and 1no. rear elevation first-floor window.
- 4.3.5 The proposed single storey rear extension would have a width of 9.895m to near match the new proposed width of the dwellinghouse, a depth of 4.5m extending 1.8m further than the existing single storey element and that of the adjoining neighbour and would have a flat roof with a height of 3.0m (0.3m taller than existing). The design includes 1no. roof lantern. The proposed external materials are set to match existing. The depth of 4.5m is mitigated by the existing built form to the neighbouring properties.
- 4.3.6 The proposed rear dormer would have a width of 5.2m to meet the proposed two-storey element, a maximum depth of 2.5m and would have a flat roof with a maximum height of 2.55m. The proposed external wall material is hanging tile to match the existing roof. The 2no. rear elevation first-floor windows are set to be obscure glazed.
- 4.3.7 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.8 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 NHLP.
- 4.3.9 Regarding no.51 Manton Road, the adjoining neighbour, the proposed single storey rear extension would extend 1.8m beyond depth of the existing rear element to this property. The proposed two-storey extension would be sufficiently set away from the shared boundary line. There are no proposed west side elevation windows. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.51's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.10 Regarding no.53 Manton Road, the non-adjoining neighbour, the proposed single storey rear extension would extend no deeper than the existing garage/store of the application dwelling or this property. The proposed two-storey extension would be sufficiently set away from the shared boundary line. There are no proposed east side elevation first-floor windows. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.53's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.11 Regarding rear neighbours, the existing built form, distance and levels difference should mitigate the sense of overlooking from the proposed two-storey element.
- 4.3.12 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.13 The development includes an increase in the number of bedrooms from 3no. to 4no. The site would retain sufficient space for 2no. parking spaces. Therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.14 The proposed development is not large enough in scale to cause 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:

- 4.3.15 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 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.

Informative/s:

1. It is noted that unauthorised landscaping works have taken place in the rear garden. The grant of planning permission under this application ref. 26/00800/FPH does not grant permission for said works.

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