

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00993/FPH	Single storey rear extension.	20 Cromwell Way Pirton Hitchin Hertfordshire SG5 3RD

Submitted Plan Nos

897_PL_01 897_PL_02

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
NP6	Pirton NP

2.0 **Site History**

2.1 05/00991/1HH - Two storey rear extension, single storey rear/side extension (as amended by floor plan received 01/09/05) – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Parish Council** –

“Thank you for consulting the Pirton Parish Council. We have no objection to this application.

The proposal is modest, does not appear to increase the number of bedrooms, and so meets Pirton Neighbourhood Plan Policy PNP 3. We have considered whether there would be any adverse impacts on the adjoining property and have concluded that that will not be the case; the neighbour's garage and outbuildings are on the same boundary.

Our only concern is that there remains sufficient garden to meet statutory minimum standards, which we ask that you check.”

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 29 comprises a semi-detached two storey dwelling off Cromwell Way, Pirton. As existing, it benefits from a two and single storey rear projection.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Single storey rear extension.

4.3 **Key Issues**

- 4.3.1 **Principle:** Within the settlement boundary of Pirton, and comprises a modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

- 4.3.2 **Design:** The proposed built form and materials would be similar to the existing dwelling, and therefore would occasion minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan and Policies PNP2 and PNP3 of the Pirton Neighbourhood Plan.

- 4.3.3 **Heritage considerations:** N/A.

- 4.3.4 **Impact on the street scene:** The works are to the rear of the dwelling and would therefore be predominantly obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest and not objectionable. It is therefore considered that there would be no unacceptable impact to the street scene.

- 4.3.5 **Impact on neighbours:** The proposal would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. The extent of development opposite the boundary to No. 22 is noted, but given the low height and the distance to the boundary, this would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.

- 4.3.6 **Parking:** No alterations proposed to the existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

- 4.3.7 **BNG:** Exempt from BNG requirements.

- 4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

- 4.3.9 **Amenity for Occupiers:** The dwelling would continue to benefit from an approximately 62 square metre garden after the development. Therefore, a suitable standard of amenity is considered to be met.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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(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.

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