

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00400/FPH	Single storey rear extension following demolition of existing single storey lean- to.	21 Highbury Road Hitchin Hertfordshire SG4 9SA

Submitted Plan Nos

Location Plan SU-01A PL-01A PL-02A

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- Representations - no objections have been received to this application.
- Relevant planning history – none relevant to the site.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2 storey, mid terrace property located on the east side of Highbury Road.
 - The property has a long narrow rear garden with an existing lean to style addition. The rear garden has an access from an access path along the rear of the properties.
- Surrounding area - the surrounding area is largely residential with some uniformity in the immediate streetscene.
 - Of number of neighbouring properties have single storey rear extensions.
- Proposal – consent is sought for:
 - *“Single storey rear extension following demolition of existing single storey lean-to.”*
 - Proposed materials to match existing.
- Design - the proposed extension is a modest addition to the property and will replace the existing structure.
 - The overall design and appearance of the proposed extension relates adequately to the host dwelling and neighbouring properties.

- o The proposal will not be visible from the street and therefore no unacceptable harm will be caused to the character and appearance of the streetscene.
 - o The proposed materials are acceptable.
- o Potential impact on neighbouring amenity
 - o *impact on no 20:*
 - o The proposal will be set off the boundary with no 20, which has also been extended. The depth of the extension is modest. No harm will be caused.
 - o *Impact on no 22:*
 - o The proposed works will not extend beyond the rear elevation of no 22 which has also been extended. No harm will be caused.
- o Amenity for future occupiers – acceptable.
- o Parking and access – the proposal does not generate the need for additional parking.
- o Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- o Recommendation - Grant conditional permission.

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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 April 2026	