

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00410/FPH	Single storey rear extension following demolition of existing conservatory.	14 Wilton Road Hitchin Hertfordshire SG5 1SS

Submitted Plan Nos

Location Plan Site Plan 131125-01 131125-02 131125-03 131125-04

1.0 Policies

D1 Sustainable design

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, end of terrace dwelling with brick and render finish and tile roof.
 - The property has a long narrow rear garden and an existing conservatory at the rear.
- Surrounding area - There is uniformity in the streetscene with similar style properties on the cul de sac Wilton Road.
 - Many of the properties are characterised by long, narrow rear gardens and a number of properties have single storey rear extensions.
- Proposal – consent is sought for:
 - *“Single storey rear extension following demolition of existing conservatory.”*
 - Proposed materials to match existing.
- Design - the proposed extension is a moderately sized addition to the property.
 - The overall design and appearance of the proposed extension relates adequately to the host dwelling and neighbouring properties.
 - The extension will not be visible from the street – therefore no unacceptable harm will be caused to the character and appearance of the streetscene.

- The proposed materials are acceptable.
- Potential impact on neighbouring amenity
 - *impact on no 12:*
 - The extension will be single story and will extend to 3.7m along the shared boundary with no 12.
 - The proposal will have a lean-to style roof. Therefore, the height will be lowest at the furthest depth.
 - The extension will result in an increase of bulk and mass along the boundary. Due to the orientation of the site, some degree of overshadowing may occur during certain times of the day. However, the height will be at its lowest at the furthest extent of the extension, minimising the degree of potential harm that may arise.
 - It is considered that whilst some harm may arise to the amenity of no 12 as a result of the proposed extension, the degree of harm is not considered sufficient to warrant a refusal of the application on this basis.
 - *Impact on no 16:*
 - The proposed works will be separated from no 16 by the access path between the house. No harm will be caused.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal does not generate the need for additional parking.
- 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.
- 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 April 2026	