

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01555/FPH	Two storey side and single storey rear extension and alterations to existing fenestration following demolition of existing two storey side and single storey rear extensions.	195 Whitehill Road Hitchin Hertfordshire SG4 9HY

Submitted Plan Nos

001 002 01 004 005 019A 020A 021B 022A 030B 030B 031B 031A

1.0 Policies

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

2.0 Site History

2.1	87/01305/1: Single storey front and rear extension. Granted 17/9/87. Implemented.
2.2	24/01521/FPH: Two storey side and single storey rear extension. Refused
10/09/24	

3.0 **Representations**

3.1 Site Notice / adjoining occupiers: No responses received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Semi-detached property located on the west side of Whitehill Road accessed by a footpath from the main road. Vehicular access is to the north.

4.2 **Proposal**

4.2.1 Two storey side and single storey rear extension and alterations to existing fenestration following demolition of existing two storey side and single storey rear extensions.

4.3 **Key Issues**

4.3.1 **Design and appearance**

4.3.2 Policy D2 of the Local Plan states that:

Planning permission for house extensions will be granted where:

a) The extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials and the orientation of the main dwelling; and

b) The extensions do not dominate adjoining properties and:
i. it is well related to the floor levels of adjoining properties,
ii. there is an appropriate distance between the proposed extension and the windows of the adjoining properties; and
iii. spacing between buildings ensures there is no harm to the character and appearance of the streetscene.

4.3.3 In this case the proposed two storey side extension, as amended, would maintain the gable ended design of the existing dwelling, would not project to the front or rear at first floor level and maintain the existing ridge line which would follow through on the proposed side extension. The new window openings would be slightly larger but not significantly so. The orientation of the dwelling would be the same with the side, rear and front facing in the same direction. Therefore the height, form, proportions roof type and orientation would be sympathetic to the main house. The only new element of the design not consistent with the existing dwelling is the use of terracotta coloured aluminium cladding for the extension roof and first floor walls. However, given that the majority of the works are sympathetic to the main dwelling it is my view that the development would largely comply with the requirements of part a) of Policy D2 so as not to be objectionable in planning terms.

- 4.3.4 The two storey side extension would not project beyond the front main wall of the property and not project beyond the existing roofplane at the rear. The extension could reasonably be considered to be subservient to and in keeping with the main dwelling.

Policy D1 of the Local Plan (Sustainable Design) and D2 (House extensions, replacement dwellings and outbuildings) of the Local Plan sets out that new development must respond positively to its context, enhancing character and appearance, is not over-dominant and incorporates sustainable building technologies, amongst other things. The proposals would, in removing a rather unsympathetic front conservatory respond positively to the context of the site and enhance the character and appearance of the area.

- 4.3.5 The Framework at paragraph 139 (b) sets out that proposed development that offers 'outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings' should be given significant weight. The proposal does fit in with the form and layout of the surroundings, enhances the character of the street scene and therefore meet the requirements of paragraph 139 b).

4.3.7 Impact on adjoining properties

- 4.3.8 As far as part b) of Policy D2 is concerned the proposed extensions are located sufficiently distant from the nearest adjoining or adjacent properties so as not to affect the residential amenity enjoyed by the occupiers of those properties by reason of overbearing impact or loss of light. Policy D3 would be complied with.

4.3.10 Parking and access

- 4.3.11 Parking for No. 195 is located to the north of the rear garden. There is no change to the parking arrangements and no additional bedrooms are proposed. The development has no implications for parking provision at the property.

4.3.12 Biodiversity Net Gain

- 4.3.13 This householder development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) in respect of the biodiversity gain condition.

4.3.14 Climate Change

- 4.3.15 The proposed development, by virtue of its limited scale together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions.

4.4 **Conclusion**

- 4.4.1 The proposed extensions are acceptable in design terms. There would be no adverse impact on neighbours.

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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 6 March 2026	

