

## DELEGATED FILE NOTE

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

| APPLICATION<br>REFERENCE                                                                                     | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                             | APPLICATION SITE                                      |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| 26/01415/FPH                                                                                                 | Two storey rear extension, first floor front extension and alterations to fenestration including insertion of first floor side windows. Hard landscaping works. | 8 Gibson Close<br>Hitchin<br>Hertfordshire<br>SG4 0RS |
| <b><u>Submitted Plan Nos</u></b>                                                                             |                                                                                                                                                                 |                                                       |
| 009 2026 007 009 2026 001 009 2026 002 009 2026 003 009 2026 004 Rev A 009 2026 005 Rev B 009 2026 006 Rev B |                                                                                                                                                                 |                                                       |

### 1.0 **Policies**

|        |                                         |
|--------|-----------------------------------------|
| D1     | Sustainable design                      |
| 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 **Site History**

2.1 20/01695/LDCP - Replace front elevation attached garage door with window to facilitate conversion into habitable accommodation - Granted

### 3.0 **Representations**

#### 3.1 **Neighbour Representations** – 1x Objection:

- 1.0 Loss of light, outlook and a sense of enclosure created by siting of extension.
- 2.0 Loss of morning light to rooms, amenity space and rear garden. Exacerbated by location of extensions adjacent to amenity spaces and patios.
- 3.0 Overbearing impacts and dominance created by extensions.

- 4.0 A single storey extension would occasion less amenity harm.
- 5.0 Seeks verification of 45 degree viewing angles from windows and the submission of a daylight assessment.
- 6.0 Seeks refusal of permission should the council conclude that the impacts would be unacceptable.

#### 4.0 **Planning Considerations**

##### 4.1 **Site and Surroundings**

- 4.1.1 The application site comprises No. 8 Gibson Close, a residential dwelling within Hitchin. The dwelling is set to the end of this part of Gibson Close and is accessed off a modest shared drive.

##### 4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Two storey rear extension, first floor front extension and alterations to fenestration including insertion of first floor side windows. Hard landscaping works.

##### 4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- 1.0 The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- 2.0 The impact that the proposed development would have on the living conditions of neighbouring properties.
- 3.0 The impact that the proposed development would have on car parking provision in the area.
- 4.0 The impact that the proposed development would have on the environment.

##### Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate 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.

##### Front Extension

- 4.3.3 The proposed front extension would comprise the erection of a first-floor extension and a pitched roof, both over an existing front projection. It would feature a principal gable and would be of the same depth as the existing projection, being constructed from brickwork, fenestration and roof tiles to match existing. The street scene incorporates dwellings that appear to originally include front gables, and it is therefore considered that the layout and appearance of the front extension would not appear out of place or at odds with this local vernacular.

##### Rear extension

- 4.3.4 A two storey rear extension is proposed, featuring a pair of rear gables, with the left-hand gable covered in wood cladding, and the extension otherwise incorporating roof tiles and brickwork to match. Windows and doors are proposed to be a dark colour frame. The extension would be set down from the main ridge of the dwelling and would feature built form to complement the existing dwelling and the front extension. Its scale in relation to the wider plot is considered to be acceptable and would not overdevelop the site or result in an unacceptably cramped form of development. Visual impacts to the street scene are mitigated by its location to the rear. Some views would be gained from neighbouring gardens, however, given the sympathetic design, this would not be harmful. It is noted that the neighbouring dwellings do not benefit from two storey rear extensions, however, there are dwellings within the wider Gibson Close area that do benefit from such extensions, and it can therefore be considered that the grain of development suitably supports the proposed development. The design is therefore acceptable.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The application site is neighboured to the south-west by No. 7, to the north-east by No. 9 and to the north-west by No. 11. The front extension would not project significantly beyond the principal elevations of No. 7 and 9 and is therefore unlikely to dominate the windows serving these neighbours. Opposite is No. 11, and the proposed extension would extend towards this neighbour, however, given its location set against the existing silhouette of the building, it is not considered to dominate or overshadow the occupiers within this neighbouring dwelling. Its raised vantage point, whilst acknowledged, is not considered to overlook neighbours when compared to existing, and due to its distance to neighbouring curtilages. The rear extension would extend approximately 4m beyond the rear elevation of the host dwelling and No. 7, or approximately 1.7m beyond the rear of No. 9. The modest projection, whilst two storeys in height, is not considered to dominate the occupants of No. 9. Turning to No. 7, the extension would predominantly sit to the north of this neighbour and would be set off from the shared boundary between the properties. It is acknowledged that the neighbour has raised amenity concerns in their representation, however, it is considered that the site layout suitably mitigates these impacts, and consider that the loss of light, restricted to the early morning, would not be so substantial to warrant a refusal of planning permission. Outlook from the extension would predominantly be similar to the existing dwelling. The first-floor side windows are proposed to serve an en-suite and the stairs, and therefore, it is considered reasonable and prudent to obscure glaze these windows to mitigate losses of privacy for adjacent neighbours.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no 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:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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 proposed windows at first floor level on the side elevations of the dwelling and proposed window serving the stairwell hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

**Proactive Statement:**

0. 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.

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| <p>Signed</p><br><br><br><br><br><p>Shaun Greaves<br/>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 22 July 2026</p>                                                                                                                                 |                                                                                                                                                 |