

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00597/FPH	Single storey side extension and alterations to ground floor rear fenestration.	5 New England Close St Ippolyts Hitchin Hertfordshire SG4 7NQ

Submitted Plan Nos

NEWENG-10-001 NEWENG-10-002 NEWENG-10-010 NEWENG-10-011 NEWENG-10-012 NEWENG-10-013 NEWENG-10-020 NEWENG-10-021 NEWENG-10-022 NEWENG-10-023 NEWENG-10-024 NEWENG-10-025 NEWENG-10-026 NEWENG-10-027

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 Relevant Site History

2.1 01/00475/1HH - New chimney stack and log store

Conditional Permission

2.2 91/01081/1DC - Erection of a greenhouse

Granted

3.0 Representations

3.1 **Neighbour Consultation:** None received.

3.2 **St Ippolyts Parish Council:** No objection.

4.0 Planning Considerations

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey detached dwelling located on New England Close, St Ippolyts. The application site benefits from a driveway, a garage and a rear/side garden.

4.2 **Proposal**

- 4.2.1 Single storey side extension and alterations to ground floor rear fenestration.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses 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.
- 4.3.3 The proposed single storey side extension would have a width of 3.8m, a depth of 6.85m and would have a crown roof with an eaves height of 2.8m and a peak height of 4.2m. The design includes 1no. rooflight. The proposed external materials are set to match existing. The proposal would be partially screened by existing built form.
- 4.3.4 The proposed alteration to fenestration would see 2no. rear elevation ground floor windows replaced with bi-fold doors.

- 4.3.5 The proposed development, in my view, is sympathetic to the existing dwelling in terms of scale, form and materials. As such, the proposed development complies with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.7 Regarding neighbour amenity, the proposal is modest in size compared to the existing dwelling. The application dwelling is set centrally within the plot; so, the proposal would be set sufficiently away from all boundaries. As such, it is not considered that the proposal would result in an unacceptable level of harm, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.8 Therefore, the proposed development complies with Policy D3 of the NHLP.

Highways and Parking:

- 4.3.9 The development does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no parking concerns arising from this proposal.

Environmental Implications

- 4.3.10 The proposed development is not large enough in scale to cause 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:

- 4.3.11 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary, it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 May 2026	