

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02145/FPH	Replacement raised hipped roof and insertion of front rooflight. Two storey and part single storey side and rear extensions including Juliet balcony at first floor level and front porch extension following demolition of existing side and rear extensions. External cladding and alterations to the front fenestration. Installation of rear raised patio and steps.	12 Dale Close Hitchin Hertfordshire SG4 9AS

Submitted Plan Nos

001 002 Rev A 003 Rev A 004 Rev A 005 Rev A

1.0 Policies

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 12 comprises a detached two storey dwelling off Dale Close, within a residential area in Hitchin.

4.2 **Proposal**

4.2.1 The proposal is for the replacement raised hipped roof and insertion of front rooflight. Two storey and part single storey side and rear extensions including Juliet balcony at first floor level and front porch extension following demolition of existing side and rear extensions. External cladding and alterations to the front fenestration. Installation of rear raised patio and steps.

4.3 **Key Issues**

4.3.1 The key material considerations are design, impact on the streetscene and impacts on neighbour amenity.

Design

4.3.2 Within Hitchin settlement boundary and comprises alterations to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.3 The proposal comprises a bespoke and modern additions to a relatively traditional dwelling. The use of varied materials is not considered to be objectionable but is noted. I do not consider that they would detract from the appearance of the dwelling. The proposed built form is acceptable, and whilst varied and different from the existing building, such as changes to roof to hipped, are not considered to be detrimental. The proposed scale of the side two storey extension would retain subservience to the original property. Complies generally with Policy D1 of the Local Plan.

Impact on the street scene

- 4.3.4 The two-storey side extension and changes to the roof form would be visible from view from the public realm. Some views would also be gained from neighbouring gardens, though I consider that this would be modest. The street scene on Dale Close is very mixed with predominately hipped roofs and varying materials therefore the proposed works would comprise materials and built form would not significantly impact the appearance of the dwelling in the street scene. The local grain of development comprises detached dwellings with extensions, and I consider that the scale is complementary to the local area. It is therefore considered that there would be no impact to street scene, and the development would comply with Policy D1 of the Local Plan.

Neighbour amenity

- 4.3.5 The application site is neighboured to the northeast by No. 14 and to the southwest by No. 11. The extensions would not be considered detrimental to neighbouring properties given the depth of the proposed two storey side extension and single storey side and rear. Impacts on residential amenity are therefore acceptable. Complies with Policy D3 of the Local Plan. No neighbour objections received.

Parking

- 4.3.6 No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

BNG

- 4.3.7 Exempt from BNG requirements.

Climate change

- 4.3.8 Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

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**.

5.0 Recommendation

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. This 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>) or transitional arrangements in respect of the biodiversity gain condition.
2. 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.

3. 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. 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: 14 November 2025	