

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02523/FPH	Single storey rear extension; side canopy and installation of rear steps. Alterations to fenestration.	47 Stevenage Road St Ippolyts Hertfordshire SG4 7PE

Submitted Plan Nos

0784-1-A 0784-2-A 0784SLP-A 0784BP-A

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 03/01570/1HH - Two storey rear and single storey side extensions.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour consultations** – 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, semi-detached dwelling situated on Stevenage Road, St Ippolyts.

4.2 **Proposal**

- 4.2.1 Single storey rear extension; side canopy and installation of rear steps. Alterations to 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

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. 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 rear extension would have a width of 2.7m, a depth of 5.25m to match the depth of the existing rear most wall and would have a slightly pitched roof with a peak height of 3.45m. The proposal includes a rooflight. The proposed external materials are white render for the walls to match existing, white uPVC windows to match existing and white aluminium/uPVC doors to closely match/exist existing. Given the infill nature of the proposal and the existing built form to the adjoining neighbour, the scale of the proposal is considered to be unobjectionable.

- 4.3.4 The proposed side canopy would extend 0.75m from the side wall, match the eaves height of the existing side extension and run from the front wall to meet the existing side extension
- 4.3.5 Alterations to fenestration include the replacement of the existing rear doors to the existing side extension with a window and new rear bifold doors, 2no. replacement side elevation ground floor windows and the replacement of the existing front elevation external door and ground floor window to the existing side extension with a window. The proposal includes rear steps under the proposed rear bifold doors.
- 4.3.6 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design. The proposal would not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.7 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.
- 4.3.8 Regarding no.45 Stevenage Road, the adjoining neighbour, the proposed single storey rear extension would add substantial mass along the shared boundary line; however, the existing built form along the boundary line would screen most of the proposal. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.45's living conditions, as to be objectionable, in terms of overdominance, shading or overlooking.
- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

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

Environmental Implications

- 4.3.11 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.12 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 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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. 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: 20 November 2025	