

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01588/FPH	Two storey with Juliet balcony and single storey rear extension following demolition of existing rear conservatory. Installation of first floor side window.	14 Matthew Gate Hitchin Hertfordshire SG4 9EQ

Submitted Plan Nos

MATT-10-001 MATT-10-010 MATT-10-020 MATT-10-021 MATT-10-002 MATT-10-022 Rev 1 MATT-10-023 Rev 1 MATT-10-011 Rev 1

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Site History**

2.1 08/00340/HH – Rear conservatory following demolition of existing – Conditional permission – 11/04/2008

2.2 82/00329/1 – Erection of single storey rear extension.

3.0 **Representations**

3.1 **Neighbour Consultation** – One representation has been received regarding overbearing impact and loss of light to side elevation windows.

3.1.1 Amendments were received and all neighbours re-consulted. No further objections were received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a two-storey detached dwelling with an integral garage. Access to the rear is via pedestrian access along the northwest boundary. Off road parking provision is available at the front of the property for two vehicles and there are no on road restrictions.

4.2 **Proposal**

4.2.1 The proposal comprises a part two storey and part single storey rear extension. The two storey element projects approximately 3.5m and the single storey element a further 2m beyond this.

4.2.2 The amended plan shows the alteration of the roof, adding a hip to reduce bulk on neighbour amenity. Additionally, fenestration is amended at ground floor replacing the round window with a conventional rectangular one and increasing the size of the opening in the kitchen side elevation. Materials have also been amended to match those of the existing dwelling (specifically the single storey extension to the rear).

4.3 **Key Issues**

4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties and parking provision.

Design

- 4.3.2 The proposed rear extensions comprise additions that extend across the entire rear elevation. The two-storey element creates extensions to the existing bedrooms and additional floor space for integral changes to the layout, allowing for an additional bedroom at first floor, taking the property from three bed to four bed. The roof plan has been amended from gable end to hipped. This allows for the additional floorspace however reduces the bulk of the projection on both neighbouring occupiers. The design sits well with the existing property and is similar in design to surrounding properties.
- 4.3.3 The single storey element, comprises a flat roof addition with roof lantern adding ground floor open plan living, dining and kitchen space.
- 4.3.4 The proposal seeks to use materials to match the existing comprising roof tile and buff brick work. The materials and design are considered sympathetic to the existing dwelling and would not result in an adverse effect on the character of the dwelling as seen from the public realm.
- 4.3.5 This is considered in line with Policy DP3 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.6 The design has been amended to take on board much of the design concerns raised by neighbouring occupants. As a result, the actual extensions will have minimal impact on the neighbouring properties and the occupiers. The impact of development by means of overlooking and being overbearing is acceptable.
- 4.3.7 There are no new openings at first floor that would present increased overlooking, and the proposals do not result in being unduly overbearing to either neighbouring occupier as a result of careful internal and external design, scale and orientation. First floor side windows to the bathroom and en suite can be conditioned to be obscure glazed.
- 4.3.8 Both neighbouring properties have been extended, therefore assisting in the mitigation of the proposed scale of that proposed at No 14 Matthew Gate. Overall, the proposal would have an acceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and P3 of the NPPF.

Environmental Implications

- 4.3.9 The proposed development would be consistent with the criteria set out in Local Plan Policy D1 '*Sustainable Design*' and N2 of the NPPF. There are no other significant environmental implications as a result of the proposed development.

Parking

- 4.3.10 The proposal does increase the number of bedrooms by one. Notwithstanding this, the site benefits from space to the front of the property which can accommodate the required number of vehicles for the house. The proposal accords with Policy T2 of the NHLP.

4.4 **Conclusion**

- 4.4.1 Overall, as stated above, it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the policies set out in the NPPF.

4.5 **Alternative Options**

- 4.5.1 The scheme has been amended to overcome concerns regarding bulk and loss of light to neighbouring occupiers. Information, including scale drawings submitted with the application is adequate to determine the application.

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.

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.

4. The window at first floor level on the south west elevation of the development 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:

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  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 September 2026	