

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00187/FPH	Single storey side extension with storage space above and front porch extension. Alterations to existing roof to include hip to gable roof extension and insertion of front and rear dormer windows to create habitable space at first floor level.	6 Linten Close Hitchin Hertfordshire SG4 9PA
<u>Submitted Plan Nos</u>		
DM-2534-PL001 - DM-2534-PL101 DM-2534-PL110 - DM-2534-PL123 DM-2534-PL203-Rev D - DM-2534-PL223-Rev C DM-2534-PL213-Rev C - DM-2534-PL250-Rev B -		

1.0 **Policies**

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Site History**

2.1 **22/00292/FPH:** Single storey side extension. **Conditional Permission.**

2.2 **18/01479/FPH:** Single storey rear extension following demolition of existing conservatory. **Conditional Permission.**

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received at the time of writing report.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a single storey, semi-detached dwelling located within Linten Close, Hitchin. Linten Close is characterised by single storey dwellings with notable dormer extensions to the front and rear. The site is within the Hitch settlement boundary, where development is supported in principle.

4.2 **Proposal**

- 4.2.1 Single storey side extension with storage space above and front porch extension. Alterations to existing roof to include hip to gable roof extension and insertion of front and rear dormer windows to create habitable space at first floor level.

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;
 - Highways and parking matters;
 - The impact of the proposed development on the environment.

Design

- 4.3.2 Policies D1 and D2 of the NHLP require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.

- 4.3.3 The proposed single storey side extension would extend beyond the south elevation by 4.3m, with a depth of 7.4m. The extension would have a dual-pitched roof to match the roof form of the main dwelling, measuring 2.35m to the eaves (to match the main dwelling), and 5m to the ridge. The extension would appear subordinate to the main dwelling by being set back from the principal elevation, and by maintaining a lower ridge height. The east elevation of the extension would feature a built in porch canopy with timber supports. The material finish of the extension would be textured light beige render (to be continued throughout the dwelling), with grey profiled tiles and white uPVC windows to match existing. Therefore, the proposed side extension would be sympathetic to the host dwelling.
- 4.3.4 A hip-to-gable roof extension is proposed to the southern roof slope of the main dwelling. The roof extension would allow for 4no. gabled dormers; 2no. to the front slope, and 2no. to the rear slope. The proposed dormers would appear proportionate to the main dwelling in scale and would be sympathetic to the existing character using gabled roofs. The dormers would be finished with grey composite cladding and grey profiled roof tiles to match the palette of the main dwelling. Furthermore, the proposed dormers would be consistent with the pattern of front and rear dormers along Linten Close.
- 4.3.5 Overall, the proposal is considered to accord with Policies D1 and D2 of the NHLP, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.7 The proposed side extension would be removed from the south east boundary and would be single storey in height. Furthermore, the proposed extension and no.7 Linten Close would be separated by the neighbouring garage. The proposed dormers would not overlook neighbouring properties and would be of an acceptable scale. Therefore, the proposal would not result in any unacceptable impacts upon neighbouring residences in relation to overlooking, overshadowing or overbearing impacts.
- 4.3.8 The proposal therefore accords with Policy D3 of the NHLP and the principles of the NPPF.

Highways and Parking

- 4.3.9 While the proposed side extension would incur the loss of the existing garage for parking, there would still be sufficient parking provision on site to accommodate 2no. parking spaces for a 3no. bed dwelling in accordance with Policy T2 of the NHLP.

Environmental Implications

- 4.3.10 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design', with which the proposal complies. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

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 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 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.

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.

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: 10 March 2026	