

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01685/FPH	Two storey side extension and single storey front porch extension following demolition of single storey side structure	59 Coleridge Close Hitchin Hertfordshire SG4 0QX

Submitted Plan Nos

COLE-10-023 COLE-10-001 COLE-10-002 COLE-10-010 COLE-10-011 COLE-10-020 COLE-10-021
COLE-10-022

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places

1.0 National Planning Policy Framework (2026)

Chapter 14. Achieving well-designed places (DP3 Key principles for well-designed places)

North Hertfordshire Local Plan (2011-2031)

- SP1 Sustainable development in North Herts
- SP9 Sustainable design
- D1 Sustainable design
- D2 House extensions and replacement dwellings
- D3 Protecting living conditions
- T1 Assessment of transport matters
- T2 Parking

Supplementary Planning Document

- Vehicle parking at new developments SPD
- Sustainability SPD

2.0 Relevant 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. 59 Coleridge Close, Hitchin, is a two storey semi-detached dwelling with a single storey linked garage and red brick finish. The application site is not situated within a Conservation Area or within the Green Belt.

4.2 Proposal

- 4.2.1 Planning permission is sought for the erection of a two storey side extension and single storey front porch extension following demolition of single storey side structure.

4.3 Key Issues

- 4.3.1 **Principle:** Within settlement boundary of Hitchin, comprises alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

- 4.3.2 **Design and Appearance:** The proposed development, whilst visible from within the public street scene, would remain in keeping with the design and appearance of the existing dwelling by reason of the appropriate roof form, scale, materials, and fenestration proposed. The development would therefore not result in any unacceptable harmful impact to the character and appearance of the application dwelling within the street scene. The proposal would be in compliance with both local and national planning policies.

- 4.3.3 **Impact on Neighbouring Occupiers:** The application site is adjoins No. 60 Coleridge Close and neighbours No. 58 Coleridge Close to the west. The proposed two storey side extension and single front extension would maintain a gap to the party boundary with No. 58. The development would not project unacceptably beyond the front or rear elevations of and would therefore not result in any unacceptable harmful overbearing impact to the amenities of the neighbouring property. Given the above, it is considered that the proposed development would be in compliance with both local and national planning policies.

- 4.3.4 **Highways and Parking:** The proposed development would maintain parking to the front of the property that would accommodate two cars. The proposal would be in compliance with local car parking standards.

- 4.3.5 **Environmental Implications:** The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Chapter 5 (meeting the challenge of Climate Change) of the NPPF and Policy D1.

- 4.3.6 **Biodiversity Net Gain:** 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 The proposed development is considered acceptable and would comply with the necessary provisions sets out within the North Herts Local Plan 2011-2031 and the National Planning Policy Framework (2026). Recommend granting conditional permission.

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(s) above ground floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass and non-opening below 1.7 metres from floor level..

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.

5. Notwithstanding the provisions of Class A within Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 as amended, no windows (other than those shown on the approved plan) shall be inserted at first floor level on the side elevation of the development hereby permitted, without the specific grant of planning permission by the Local Planning Authority.

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.

Biodiversity Net Gain

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.

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  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 August 2026	