

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01731/FPH	Single storey rear extension, alterations to existing fenestration to include replacing first floor door with a window, and render finish to external walls following demolition of existing rear conservatory and south elevation balcony structure.	Lane End 27A Wymondley Road Hitchin Hertfordshire SG4 9PN

Submitted Plan Nos

3913 01 3913 02A 3913 03 3913 06D 3913 07D

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 96/00242/1HH - Two storey side extension – Conditional Permission

2.2 87/00496/1 - Erection of two storey rear extension - Conditional Permission

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Lane End (No. 27a) comprises a detached two storey dwelling off Wymondley Road, Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Single storey rear extension, alterations to existing fenestration to include replacing first floor door with a window, and render finish to external walls following demolition of existing rear conservatory and south elevation balcony structure.

4.3 **Key Issues**

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

4.3.2 **Design:** The proposed alterations to fenestration and the removal of the conservatory and balcony would not harm the appearance of the dwelling and would be sympathetic to its existing appearance. The proposed extension would comprise a modern addition to this traditional dwelling, however, it is considered to be sufficiently sympathetic to the existing dwelling and would therefore result in minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The works are to the rear/side of the dwelling and would therefore be obscured from view from the public realm. The dwelling is accessed from a long private driveway/track and is therefore obscured from view from the public realm along Wymondley Road. Some views would be gained from neighbouring gardens, though I consider that this would be modest. It is therefore considered that there would be no detrimental impact to street scene.

4.3.4 **Impact on neighbours:** None. Would not project significantly beyond the existing elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. The removal of the balcony would provide some degree of betterment to amenity for neighbouring dwellings. Complies with Policy D3 of the Local Plan. No neighbour objections received.

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

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** 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 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 August 2026	