

|                            |
|----------------------------|
| <b>DELEGATED FILE NOTE</b> |
|----------------------------|

**CASE OFFICER:** ...Harriet Sanders.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                             | APPLICATION SITE                                          |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| 26/00384/FPH             | Single storey side extension following demolition of existing conservatory and detached garage. Alterations to existing roof to include hip to gable roof extension and insertion of front roof lights and rear box dormer to create habitable space at first floor level. Alterations to openings. Installation of front hardstanding and provision of two parking spaces (revised plans received 20/03/2026). | 75 Ninesprings Way<br>Hitchin<br>Hertfordshire<br>SG4 9NU |

**Submitted Plan Nos**

LJ-26-206-01 LJ-26-206-02 LJ-26-206-03 LJ-26-206-04

|    |                                         |
|----|-----------------------------------------|
| D1 | Sustainable design                      |
| D2 | House exts, replcmnt dwellings outbuild |
| D3 | Protecting living conditions            |
| T2 | Parking                                 |

**Notes:**

- Representations - no objections have been received to this application.
- Relevant planning history - none.
- Planning constraints – none relevant to the site.
- Existing property:
  - Semi detached bungalow with detached single garage to the rear located on the north side of Ninesprings Way.
  - Parking on driveway.
  - Painted white render with tile, hipped roof.
  - The rear garden slopes steeply upwards towards the rear.
  - No 75 sits at a lower level than no 77.
- Surrounding area - the surrounding area is largely residential, characterised by similar semi detached bungalows.
  - A number of bungalows in the street have extended to the side and/or altered the roof form from hip to gable.
  - There is some variety in the materials used.
- Proposal – consent is sought for :
  - *“Single storey side extension following demolition of existing conservatory and detached garage. Alterations to existing roof to include hip to gable roof*

*extension and insertion of front roof lights and rear box dormer to create habitable space at first floor level. Alterations to openings. Installation of front hardstanding and provision of two parking spaces (revised plans received 20/03/2026)."*

- o Proposed render and roof tiles to match existing. Light grey cement board cladding to dormer front and sides. Permeable block paving to front drive.
- o Design - the proposed extension is a substantial addition to the property and will change the overall character and appearance of the property in the streetscene. It will also alter the balance of the semi pair with the change in roof form from hip to gable.
  - o However, the extension relates adequately to the host dwelling and to neighbouring properties. There is variety in the streetscene with examples of similar extensions in the locality.
  - o The proposed materials of render and roof tiles to match existing with help the addition to link more sympathetically to the host dwelling.
  - o The insertion of the rear box dormer is unobjectionable and will not be visible from the streetscene. The proposed light grey cement board cladding to dormer front and sides is unobjectionable.
  - o The front rooflights are acceptable.
  - o It is proposed to pave the grassed area at the front of the property with permeable block paving for two parking spaces. Whilst it is regrettable to lose the grassed area at the front, the proposed increase in paving is acceptable. Many other properties in the street have made similar alterations.
  - o Overall the design is acceptable.
- o Potential impact on neighbouring amenity
  - o *Impact on no 73:*
    - o The side extension will be sited away from no 73 and no harm will be caused.
    - o Some degree of increased overlooking into the rear garden may occur as a result of the rear dormer. However, this is no greater than could be expected in a built up area and is acceptable.
  - o *Impact on no 77:*
    - o The side extension and roof alterations will bring the side elevation of no 75 closer to the boundary with no 77. However, the extension sits approximately 1m off the boundary.

- No 75 also sits at a lower level than no 77, reducing any potential impact.
- The orientation of the site means there will be no overshadowing as a result of the proposal.
- It is reasonable to control the glazing of the side facing window at first floor to protect the privacy of the occupants of no 77 from potential overlooking.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal will result in one extra bedroom and the loss of the existing single garage. However, the increase in paving at the front provides adequate space to park on the driveway. There is also on street parking provision.
- Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- Recommendation - Grant conditional permission.

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 window at first floor level on the side elevation facing towards no 77 of the development hereby permitted shall be permanently glazed with obscure glass and non opening below 1.7m above finished 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.

**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.

|                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div data-bbox="229 748 335 792">Signed</div> <div data-bbox="261 891 389 1008"></div> <div data-bbox="229 1039 414 1084">Sam Dicocco</div> <div data-bbox="229 1173 496 1218">Determining Officer</div> | <div data-bbox="769 784 1238 1025">Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div data-bbox="229 1218 474 1263"><b>Date:</b> 7 April 2026</div>                                                                                                                                                                                                                         |                                                                                                                                                                                   |