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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Saffron Loasby.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                 | APPLICATION SITE                                                    |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 26/01372/FPH             | Part two storey and part single storey side and rear extensions following demolition of existing garage. Installation of front mono-pitch roof, replacement front access steps and raised rear patio area. External rendering. (As Amended 30.06.2026 and 11.08.26) | 13 St Johns Road<br><br>Hitchin<br><br>Hertfordshire<br><br>SG4 9JP |

**Submitted Plan Nos**

3991 02A 3991 05A 3991 01E 3991 04 G

**1.0     Policies**

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

## 2.0 **Site History**

2.1 None.

## 3.0 **Representations**

3.1 **Neighbour Consultation & Site Notice** – Site notice erected 22.06.2026 – 15.07.2026

3.2 Neighbour representation has been received from both the occupier of No.12 St Johns Road and No.14 St Johns Road. These are summarised below: -

3.3 No. 12 St Johns Road

- There seems to be an ongoing boundary dispute, and they have commissioned their own drawings showing the boundaries between Nos. 11, 12 and 13, based on site measurements and access to neighbouring properties.
- They state that measurements accord with their title deeds and that the wall was rebuilt by a previous owner of No. 13 with their agreement, but remains on land owned by No. 12.
- They therefore contend that the application drawings incorrectly identify the boundary between Nos. 12 and 13 and that the application should be paused until the boundary position is clarified.

Additional concerns raised on the amended plans include:

- Submitted drawings are inaccurate and not adequately detailed.
- A sectional drawing should be required showing the single-storey extension adjacent to the shared boundary.
- Insufficient information has been provided regarding wall heights and ground levels.
- The proposed coping/capping detail on the single-storey extension appears to project beyond the external wall face and could overhang onto No. 12's land. They request either flush coping or the wall set back from the boundary, with drainage falling towards the flat roof to prevent water discharge onto their property.
- An inconsistency is identified between drawings regarding the routing of the soil vent pipe (SVP).

### 3.4 No. 14 St Johns Road

The owner of No. 14 states that they are generally supportive of the proposed development and do not object to the works in principle. However, they object to the proposed 4.5m depth of the single-storey rear extension along the shared boundary.

Concerns raised include:

- When they submitted an extension proposal for their own property, a 4.5m projection on the same boundary was refused and approval was only granted after reducing the depth to 3.5m and seek consistency in decision making.
- They consider the proposed depth would increase overshadowing and reduce natural light to their kitchen/dining area.
- They also raise concerns regarding the increased sense of enclosure arising from the extension.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

- 4.1.1 The application site comprises a two-storey semi-detached property on the north west side of St Johns Road, a residential part of Hitchin. Hitchin Fire Station sits to the north west beyond the rear garden boundary, residential properties sit to the north east and south west, with St Johns Road to the south east. The property benefits from front and rear amenity space with parking provision for up to three cars, one of which comprises a single storey garage attached to the southwest elevation.

### 4.2 **Proposal**

- 4.2.1 Part two storey and part single storey side and rear extensions following demolition of existing garage. Installation of front mono-pitch roof, replacement front access steps and raised rear patio area. External rendering. (As Amended 30.06.2026).
- 4.2.2 The amended plan shows retention of the garage at ground floor garage for storage (not parking) and the depth of the rear extensions has been reduced to meet that of the adjoining neighbour at No. 14 St Johns Road.

### 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 extension comprises a single storey extension that extends across the entire rear elevation with a two-storey projection above to create an additional bedroom at first floor, taking the property from three bed to four bed. The roof plan fits well with the existing hip and subservient to the main dwelling house. This part of the application has been amended from the original submission at both ground and first floor; reducing from 4.5m to 3.5m in depth. This is following comments from both neighbours and is considered to address the concerns raised.
- 4.3.3 The proposal would alter the existing front accessed garage located to the side of the dwelling, decreasing the internal layout for storage purposes only; albeit still accessible by the retained garage door. Above is a first-floor extension proposing additional floorspace to the existing bedroom and bathroom. At ground floor the old garage space will provide utility space and WC. The amended drawings have changed the previously design pitched roof on the side extension to that of a flat one with rooflights. This pulls the drainage provision away from the shared boundary. A small pitched tile canopy is proposed at ground floor to sit across the existing bay window and garage door tying the design together across the front elevation.
- 4.3.4 The proposal seeks to use materials to match the existing comprising tile and natural render to the front and buff brick work to the rear. 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 Section 12 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 site as existing has a raised patio to the rear which will be partially extended to accommodate the new rear extension. There is no increased overlooking as a result of the development, however it is a shared requirement by the applicant and their adjoining neighbour to increase the height of the shared boundary fence as it currently sits quite low at approximately 1.4m high. This does not require specific planning permission. The impact of development by means of overlooking and being overbearing is acceptable.
- 4.3.7 In relation to concerns raised regarding boundary disputes because of the front wall, this application does not include work to the front wall and does not form part of this application. This is a matter for the owners of the development and the neighbour to resolve and not a planning matter.

- 4.3.8 With regard to the original garage being built incorrectly, the applicant has provided title deed information which shows the application site edged red to match that of the application submission. Therefore, development within land in the applicant's ownership is considered acceptable. If this detail is incorrect any built development carried out under this application would be invalid and unlawful.
- 4.3.9 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.
- 4.3.10 Overall the proposal would have an acceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

#### Environmental Implications

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

#### Parking

- 4.3.12 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 guidelines set out in the NPPF.

### 4.5 **Alternative Options**

- 4.5.1 The scheme has been amended to overcome concerns regarding overhanging guttering. Information, including scale drawings submitted with the application is considered to be 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 windows at first floor level on the southwest elevation of the side extension hereby permitted shall be fitted with obscure glazing (minimum Level 3 obscurity or equivalent) and shall be permanently retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to prevent encroachment over the shared boundary, in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

**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.

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| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 12 August 2026</p>                                                               |                                                                                                                                                 |