

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01380/FPH	Part two storey and part single storey side extension and single storey rear extension following demolition of existing side element and rear conservatory. Front porch, alterations to fenestration and hard and soft landscaping works. External cladding and rendering.	15 Ninesprings Way Hitchin Hertfordshire SG4 9NQ

Submitted Plan Nos

3992 02A 3992 01B 3992 03C 3992 04B

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 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 8/06/2026 - Expiry Date: 05/07/2026

3.2 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached two-storey dwelling situated on Ninesprings Way, Hitchin. The property sits in an elevated position in the street scene in a row of similar properties that have been extended or modernised. The dwelling comprises external walls in a mixture of brick and timber cladding under a pitched concrete tiled roof. The dwelling has an attached single garage under a flat roof, a tarmac driveway for 2-3 cars and benefits from both front and rear amenity space.

4.2 **Proposal**

- 4.2.1 The application proposes an extension over the existing flat roof garage with a pitched roof above creating an additional bedroom overlooking the garden with a dressing room and ensuite. The roof pitch and eaves line are proposed to match that of the existing.
- 4.2.2 A new front porch is proposed over the existing front door and the garage at ground floor to be partially converted to living space with 11m² kept for storage, accessed from the front of the dwelling via the retained garage door.
- 4.2.3 At the rear the existing conservatory will be removed and a single storey flat roof extension measuring 3.5m in depth and 11m in width is proposed, creating space for integral layout changes and open plan living space that opens into the rear garden. A lantern style roof light is proposed in the rear flat roof. A new side door and window is proposed at ground floor on the southeast elevation allowing access into the new utility room.
- 4.2.4 Materials will be changed to natural slate for the roof, coloured render and composite cladding to the walls, and windows and doors changed to powder coated aluminium or Upvc.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity

Design and impact on local character:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 To the front of the property the extension over the garage is set back from the front elevation, the additions sitting subservient to the host dwelling. The new front porch frames the centrally located front door and the change in materials to render and cladding modernise the dwelling, and match those in the existing street scene on similarly designed properties. The addition above the garage does close the existing gap between the two properties, however the difference in design and the pitched roof hipped away from the neighbour offers a visual break in the built form.

- 4.3.4 At the rear the single storey projection sits roughly in line with the building line of the neighbouring dwelling to the north. A row of large leylandii trees sits along the shared boundary to the south with minimal visibility of the existing or proposed additions from any public vantage points. There is an existing opening at first floor on the south elevation serving an existing bedroom and this will remain unchanged in terms of size and location.
- 4.3.5 Overall, the proposal is considered acceptable in design terms. It would not harm the character or appearance of the host dwelling or the wider street scene. Accordingly, the proposed development complies with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP. In this instance no neighbour objections have been received.
- 4.3.7 In respect of neighbour amenity, no new openings are proposed along the shared boundaries, and the new additions predominantly sit on the existing footprint of the original building. The rear single storey addition sits off the shared boundary with the bungalow to the south in Uplands Avenue and will have little to no impact on occupiers of the neighbouring dwellings due to overlooking or being overbearing.
- 4.3.8 With minor amendments made to original submission to overcome guttering overhang and internal changes at ground floor, the development is therefore considered to accord with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.13 Notwithstanding the increase in the number of bedrooms and the loss of the garage the driveway has potential for up to 3 cars to be parked clear of the highway. Parking provision on site complies with Policy T2 of the NHLP, with adequate parking provision for the size of the property.

Environmental Implications

- 4.3.14 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.15 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 to 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 Minor changes were made as part of the application to address guttering overhang and minor changes internally at ground floor and the introduction of a ground floor door in the south elevation. These changes are considered to be acceptable improvements to the proposal.

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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, together with the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission or subsequent approval of reserved matters.

3. The extensions hereby permitted shall be built in external materials to match those detailed in the application form 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.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 August 2026	