

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01737/FPH	Single storey rear extension following partial demolition of existing rear element and shed. Erection of outbuilding.	27 St Johns Road Hitchin Hertfordshire SG4 9JP

Submitted Plan Nos

Location Plan 2025-27-01 2025-27-02

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
SECN12	Achieving well-designed places
SP9	Design and Sustainability

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey terraced dwelling with a pitched roof. Rear party boundaries are fences and vegetation. The site is in a residential area comprised of terraced, semi-detached and detached dwellings.

4.2 **Proposal**

4.2.1 The erection of a single storey rear extension with a mono-pitched roof which would replace an existing single storey rear projection, and the erection of an outbuilding with a flat roof at the end of the rear garden to be used as a garden room.

4.3 **Key Issues**

4.3.1 The key material considerations are design, and neighbour amenity.

Design

4.3.2 The rear extension will replace an existing single storey rear projection and would have a larger footprint, however the increase in size is not considered significant compared to the existing projection and to the host dwelling. The design and height of the rear extension will remain similar to the existing, and is considered in keeping with the character and appearance of the dwelling and the locality.

4.3.3 The proposed outbuilding is considered to be of a size, design and use typical of an incidental outbuilding for a dwelling. It's proposed siting at the end of the rear garden is acceptable, it will be small relative to the application site, and it will not harm the

wider locality. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.4 The proposed rear extension would be visible to both neighbouring dwellings. The neighbour to the SW No. 28 has a single storey rear projection of a similar size and depth to that of the application property. The proposed rear extension would project 3m beyond its rear wall, however as that rear wall does not include any openings, no habitable rooms of No. 28 will be affected.
- 4.3.5 The extension will be visible from the rear garden of No. 28, however the impacts are not considered harmful as the depth would be 3m which is typical for single storey rear extensions, the height would not be excessive, the part of the garden of No. 28 adjacent to the rear extension appears to be used for storage rather than recreation, and No. 28 has a large garden which will largely be unaffected by the extension. The extension is not considered harmful to No. 28.
- 4.3.6 The rear extension will be more visible to other adjoining dwelling No. 26 to the NE, as it will be closer to the rear boundary than the existing rear projection, will have a higher ridge, and will also be 3m deeper. The party boundary opposite the extension is a fence around 1.8m high, and some approx. 2m high vegetation near the fence within the curtilage of No. 26.
- 4.3.7 No. 26 has a single storey rear projection similar to No. 27, which has a door, a clear glazed and an obscure glazed window facing the proposed extension. The ground floor main rear wall of No. 26 also has a clear glazed window near the boundary.
- 4.3.8 The proposed extension will reduce the distance of the existing rear projection to the boundary with No. 26 from approx. 1.6m to 0.8-0.9m. The increased height will be small and is not considered harmful.
- 4.3.9 The part of the extension opposite the side wall of the rear projection of No. 26 would be more visible from it and an area of hardstanding that adjoins the boundary. It's considered however that the distance to the boundary is not considered unreasonable, with the type and size of the extension proposed being fairly typical for a two storey terraced dwelling. In addition there would be benefits from the new extension not including any openings in its side wall. The rooflights proposed for the roof of the extension would primarily provide views of the sky and will not harm privacy.
- 4.3.10 The section of the proposed rear extension that will project 3m beyond the end of the existing rear projection would be approx. 0.8m from the boundary with No. 26, and would benefit from being screened more by vegetation in the garden of No. 26. Overall, the proposed extension is not considered harmful to the amenity of No. 26.
- 4.3.11 The other element of the proposal is the new garden outbuilding. The outbuilding will be at the end of the rear garden, and will not affect any habitable rooms of the closest dwellings. The outbuilding will be visible from adjoining rear gardens, however it's not considered that it would appear overbearing as it would have a flat roof, would be small, and obscured to some extent by existing buildings and vegetation. The use of the outbuilding as a garden room would not be considered to generate harmful noise impacts. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

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**.

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 approved outbuilding shall be used for purposes incidental to those of the host dwelling No. 27 St Johns Road, Hitchin.

Reasons: In the interests of amenity. To comply with Policy D3 of the Local Plan.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 August 2025	