

DELEGATED FILE NOTE

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

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

25/01578/FPH

Single storey rear and first floor rear extensions and installation of solar roof panels. Raise existing roof height to existing outbuilding. (amended by plans rec'd 29 July 2025)

45 Bearton Road
Hitchin
Hertfordshire
SG5 1UE

Submitted Plan Nos

2505-00 2505-01 2505-02B 2505-03A

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
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D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 24/01638/FPH - Creation of vehicular access off Bearton Road, constructed as part of the traffic calming scheme: TMZ220001-1. (Development already carried out). – Unconditional Permission
- 2.2 17/01251/1PUD - Hip to gable roof extension, insertion of second floor window to flank elevation, insertion of dormer windows to rear roofslope and insertion of two rooflights to front roofslope to create additional accommodation in roof space. - Granted

3.0 **Representations**

- 3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 45 comprises a residential dwelling off Bearton Road within a predominantly residential area in Hitchin.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

- Single storey rear and first floor rear extensions and installation of solar roof panels.
- Raise existing roof height to existing outbuilding
- As amended by plans received July 2025.

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design, appearance and heritage impacts:** The proposed built form and materials would be similar to the existing, minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. The amended plans were received to incorporate a pitched roof at first floor level. Complies generally with Policy D1 of the Local Plan. The works are to the rear of the dwelling and would therefore be obscured from view from the public realm. 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 impact to street scene. The proposal is not considered to detrimentally impact upon the contribution that this dwelling and site make to the significance of the Hitchin Conservation Area, a heritage asset. Complies with Policy HE1 of the Local Plan.

4.3.4 **Impact on neighbours:** Would not project significantly beyond the existing rear elevation of the host dwelling and the adjoining dwelling, No. 44. 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 increase in depth and bulk would cause some impact to the occupants of No. 46 Bearton Road. Given the orientation of these dwellings, the relatively modest increase in depth, and the set-in nature of the ground floor element, I do not consider that unacceptable dominance or losses of light would arise. Complies with Policy D3 of the Local Plan. No neighbour objections were 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. 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 August 2025	