

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01322/FPH	Single storey rear, side and front extension following demolition of existing rear extension and garage (revision of previously approved planning permission 24/00242/FPH granted 07.05.2024)	23 Swinburne Avenue Hitchin Hertfordshire SG5 2RD

Submitted Plan Nos

1733_YPUK_P001 1733_YPUK_P002 1733_YPUK_P003 1733_YPUK_P004 1733_YPUK_P006

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation & Site Notice** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached property on the south-east side of Swinburne Avenue in a residential part of Hitchin. The site is currently served by a detached garage to the front / side of the property and a driveway with off street parking.

4.2 **Proposal**

4.2.1 Single storey rear, side and front extension following demolition of existing rear extension and garage.

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.

Design

4.3.2 The proposed wrap around extension would extend 1.5m in depth from the front wall with a width of 6.55m, extending 2.79m in width from the side wall. The front element would have a dual pitched roof peaking at 3.41m with 2.88m high eaves whereas the remainder of the extension would have a flat roof at the height of 3.15m. The proposed wraparound extension would have a combined depth of 13.33m, 1m extra to that of the scheme approved under planning reference 24/00242/FPH and would extend to 4.59m in depth from the rear wall and would be the full width of the rear wall.

4.3.3 The proposal would remove the existing front/side detached garage with a taller attached garage to the front/side. The proposed rear element would extend an extra metre in depth to that of the approved scheme of 3.49m to 4.59m taking the new depth from the rear wall and along the shared boundary with No. 21 Swinburne Avenue. The

height remains unchanged from that of the earlier approval at an additional 0.4m in height. In my view, whilst the extensions would add a considerable bulk at the ground floor level, this would be sited to the side and rear and would not be visible to the public realm. As seen from the highway the dual pitched roof would reduce some of this bulk. In my view the proposed scale of this extension would not be considered a disproportionate addition to the dwelling.

- 4.3.4 The proposal seeks to use concrete tile roof, facing brickwork and white uPVC windows. 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 In my opinion, the proposed additional depth of the rear extension comprising an extra metre appears to be minimal as a standalone proposal. However, the scheme adds to the approved extant consent making small incremental additions overall. The existing property and the adjoining neighbour have existing single storey additions of approximately 2.5m. The approved scheme allows for an additional metre in depth, taking it to 3.5m. This proposal looks to add another metre taking the overall depth to 4.5m, 2m beyond that of the neighbour's single storey addition. The extension would be similar in design to the already approved extensions, and previously officers were content that the additional 0.4m in height and increased depth would not be detrimental to neighbour amenity.
- 4.3.7 In this case, whilst the additional height of 0.4m would be a minor change that would not have an adverse impact on the neighbouring dwelling to the northeast, the additional 2m in depth to that of the existing single storey element would add cumulatively to the potential for this rear extension to be overbearing, particularly given its proximity.
- 4.3.8 The increased depth is no longer considered to be modest, however the single storey, flat roof design would offer the lowest impact visually above the boundary fence line. The orientation of the extension to the neighbouring dwelling is such that the largest potential loss of light would be to the neighbours rear patio doors during the late winter months; the garden area and other rear facing openings not being unduly impacted.
- 4.3.9 Whilst a large rear and side extension overall, the additional metre to the rear does not result in the scheme being unduly overbearing, nor does it contribute to any significant loss of sunlight and the ground floor windows would not provide a vantage point for any overlooking of neighbouring amenity or privacy. On balance the additional metre, combined with no representation received from the adjoining neighbour, does not, in my view, justify a refusal.
- 4.3.10 The side addition would still be set away from the neighbouring dwelling to the southwest. The depth and width of which would not be considered overbearing, nor contribute to any significant loss of sunlight and the ground floor windows would not provide a vantage point for any overlooking of neighbouring amenity or privacy.

4.3.11 The site features adequate garden space; the design was previously considered to be acceptable and the scale was also considered to be appropriate for the local context, thus not causing any harm on the amenity of existing or future occupiers.

4.3.12 This development is therefore considered in accordance with Section 12 of the NPPF.

Environmental Implications

4.3.13 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

4.3.14 The proposal would retain a garage; the site is also served by off street parking spaces. This proposal therefore satisfies the requirements set out within the Parking SPD.

4.4 **Conclusion**

4.4.1 Overall, as stated above and weight given to the earlier extant permission, 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 None.

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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 15 July 2026	

