

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00133/FPH	Addition of first floor window with Juliet balcony to northwest elevation.	35 Brampton Park Road Hitchin Hertfordshire SG5 1XF

Submitted Plan Nos

Location plan 23058-200 Existing elevations 23058 - 099 23058 - 200 - Proposed - Window plan with scale 23058 - 110 23058 - 300

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework (NPPF) (2024)

Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

- 2.1 24/00266/S73 - Variation of Condition 2 (Revised plans) of planning permission reference 22/01079/FPH granted on 22.08.2022 to raise existing roof ridge height to create accommodation at first floor level and ground floor extensions and alterations. Approved.
- 2.2 23/02149/FPH - Raise existing roof ridge height to create accommodation at first floor level to include side balcony. Insertion of front and rear rooflights and rear solar panels, ground floor extensions and alterations. Erection of boundary wall (as amended by plan received 06/11/23). Refused
- 2.2 23/00053/FPH - Raise existing roof ridge height to create accommodation at first floor and second floor level including alterations to existing fenestration. Refused.
- 2.2 22/01079/FPH - Raise existing roof ridge height to create accommodation at first floor level and ground floor extensions and alterations. Approved.

3.0 **Representations**

- 3.1 **Site and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is located on the southwest side of Brampton Park Road, at its junction with Old Hale Way to the northeast. The property comprises a chalet style bungalow which has been subject to numerous extensions and alterations in recent years. The plot is linear in form, with the principal elevation of the dwelling fronting Brampton Park Road. The property also benefits from a detached garage positioned at the southernmost part of the of the side/rear garden. The surrounding area is predominantly residential in character.
- 4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Addition of first floor window with Juliet balcony to northwest elevation.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on the environment.

Design and Appearance

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 An opening has been formed at first floor level on the northwest elevation of the dwelling fronting Old Hale Way. The application seeks retention of this opening, which is to a bedroom, with associated glazing in the form of double doors opening to a Juliet balcony which is to be constructed with a glass balustrade.

4.3.4 I am satisfied that the design, scale, form and proportions of the proposed development would be sympathetic to the existing dwelling and would not harm the visual amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.5 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 Local Plan.

4.3.6 I am satisfied that the proposed development, by virtue of its modest scale and position on the property together with its relationship to existing built form, would not impact existing neighbouring residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

4.3.7 The proposal would not affect existing parking provision.

Biodiversity Net Gain (BNG)

- 4.3.8 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications

- 4.3.9 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.10 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.11 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

4.5 **Alternative Options**

- 4.5.1 N/A

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 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. 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	