

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01674/FPH	Single storey rear extension and front porch extension following demolition of existing rear element. (Amended plan received 12/08/25).	56 Blackhorse Lane Hitchin Hertfordshire SG4 9EN

Submitted Plan Nos

2502-BLAC56_A2-00 2502-BLAC56_A2-01_ 2502-BLAC56_A2-02A

1.0 Policies

D1	Sustainable design
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D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Site Notice / Adjoining occupiers: No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Detached property located on the north side of Blackhorse Lane.

4.2 **Proposal**

4.2.1 Single storey rear extension and front porch extension following demolition of existing rear element

4.3 **Key Issues**

4.3.1 The proposed rear extension would have a part pitched and part flat roofed design which is acceptable in this location at the back of the house. The front extension is in keeping with the traditional appearance of the dwelling. The extensions are sympathetic to the main dwelling in scale, proportions, window design and materials and therefore would be compliant with Policy D1 and Policy D2 of the Local Plan.

The extensions would not give rise to any overlooking of adjoining properties or result in any overbearing impact or loss of light in compliance with Policy D3 of the Local Plan.

The proposals, by reason of their limited scale and acceptable design, would have little if any, impact on local climate change. The householder application is exempt from any BNG requirements.

4.4 **Conclusion**
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.

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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 August 2025	