

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01036/FPH	Single storey rear extension following demolition of existing conservatory. Alterations to fenestration including removal of garage door and replace with front window to facilitate garage conversion to habitable space. External rendering.	24 Oakfield Avenue Hitchin Hertfordshire SG4 9JB

Submitted Plan Nos

024 2026 003 024 2026 001 024 2026 004 Rev D 024 2026 005 Rev D 024 2026 002 024 2026 007 024 2026 006 Rev D

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Relevant Site History**

- 2.1 **99/00613/1HH:** Rear conservatory, two storey side extension to incorporate garage following demolition of existing (as amended by drawing 2A and 3A received 22.6.99). **Conditional Permission.**

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a semi-detached, two-storey dwelling located on Oakfield Avenue, Hitchin. The site benefits from a front parking area and a rear garden, which is enclosed by close boarded timber fencing and vegetation. The site is within the Hitchin settlement boundary.

4.2 **Proposal**

- 4.2.1 Single storey rear extension following demolition of existing conservatory. Alterations to fenestration including removal of garage door and replace with front window to facilitate garage conversion to habitable space. External rendering.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Environmental Impacts and Flood Risk;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.1 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Section 12 of the National Planning Policy Framework (NPPF).

- 4.3.2 The proposed fenestration alterations would respect the existing fenestration hierarchy and window style and are therefore acceptable. External white render is seen on the neighbouring property, no. 26 Oakfield Avenue, and is therefore unobjectionable.
- 4.3.3 The proposed rear extension would be of an acceptable scale. The proposed render and fenestration to the extension would make it assimilate well with the main dwelling. The rear extension is therefore acceptable in design terms.
- 4.3.4 Overall, the proposal is considered to accord with Policies D1 and D2 of the NHLP, as well as Section 12 of the NPPF.

Impact on Neighbours

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.6 The proposed single storey rear extension would replace the existing conservatory structure against the west boundary. Despite this proximity, the depth of the extension would match the depth of the existing conservatory at 3.45m and would stand at the reduced height of 3.1m. No windows are proposed to the west elevation of the extension. Therefore, the extension would not give rise to overbearing, overshadowing or overlooking impacts.
- 4.3.7 Overall, the proposal would not have an unacceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.8 The existing garage does not meet the requisite dimensions to provide parking provision. Therefore, the proposed garage conversion would not impact existing parking provision on site in accordance with Policy T2 of the NHLP.

Environmental Impacts and Flood Risk

- 4.3.9 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF.
- 4.3.10 The site is located within Flood Zone 2 of the Environment Agency's Flood Maps. Section 14 of the NPPF requires new development in flood risk zones to incorporate

adequate mitigation measures. The submitted Flood Risk Form confirms that adequate mitigation measures, such as maintaining floor levels and flood proofing, will be incorporated into the development where practicable.

Biodiversity Net Gain (BNG)

- 4.3.11 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

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**.

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.

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: 16 June 2026	