

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00682/FPH	Two storey rear and side extension following demolition of existing conservatory. Insertion of front and rear rooflights. Replacement roof to existing single storey side extension. Alterations to fenestration (as amended by plans received 13 May 2026).	77 Benslow Lane Hitchin Hertfordshire SG4 9RA

Submitted Plan Nos

HET_1864 01 B HET_1864 02 B HET_1864 03 B

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 19/02692/FPH - Single storey side extension – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Highways** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 77 comprises a detached two storey dwelling. It is accessed off a track off Benslow Lane and is within a predominantly residential area.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Two storey rear and side extension following demolition of existing conservatory and chimney. Insertion of front and rear rooflights.
- Replacement roof to existing single storey side extension.
- Alterations to fenestration.
- Amended plans were received on 18 May to omit the garage and alterations to the driveway and to retain the chimney breast.

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 car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The proposed two storey side extension would extend the dwelling towards No. 79. The neighbouring dwellings are a pair modern dwelling of similar form to each other. No. 75 comprises a bungalow and No. 77 is original. There is some variety in the street scene, however, the dwellings retain a consistent design whereby a gable feature presents to the front with a projection to the side. It is considered that the proposed two storey side extension would not appear out of place given the width of these two neighbouring dwellings. Furthermore, it is considered that the width of the plot can suitably host this extension. Some views would be obstructed given the location to the side of No. 77/79, and the obscured location in relation to the rest of Benslow Lane, with foot traffic being the primary public viewing position for the development. It is not considered that the two-storey side extension would appear out of place in this location and would not erode the local character or undermine vernacular. The use of complementary materials and built form would result in a suitably in keeping form of development. The scale would not be disproportionate to the host dwelling and would retain a degree of subservience to the main dwelling. The rear extension would be obscured from view and would comprise a traditional layout and built form. Its materiality would be acceptable. The replacement of the roof to the side extension and the introduction of the rooflight, whilst visible, would be modest alterations to the dwelling that would not be harmful.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

- 4.3.6 The application site is neighboured to the west by No. 75 and to the east by No. 79. The replacement roof to the side extension would be in proximity to No 75, but given the modest increase in bulk is not considered to overbear or dominate this neighbour. The two-storey side/rear extension would be confined to the opposite boundary and would not project significantly beyond the rear elevation of this neighbour and is therefore not considered to be dominating for this neighbour. No. 79 is adjacent to the proposed two storey side extension, and benefits from side windows facing the extension. Given the separation to the boundary that No. 79 benefits from, and the site's location to the north, it is not considered that significant dominance or light loss would occur. Outlook from the development would not be to the sides and is therefore not considered to result in unacceptable new vantage points beyond the existing window arrangement.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 June 2026	