

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01270/FPH	Erection of single storey side and rear extension following demolition of existing garage and erection of front porch, alterations to fenestration including re-positioning of front door and external rendering (as a variation to LPA ref. 25/02304/FPH)	89 Ninesprings Way Hitchin Hertfordshire SG4 9NU

Submitted Plan Nos

2192_YPUK_P004(B) P1 2192_YPUK_P004(A) P1 2192_YPUK_P001 2192_YPUK_P002
2192_YPUK_P003 P1 2192_YPUK_P005 P7 2192_YPUK_P006 (A) P8 2192_YPUK_P006 (B) P8

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 25/02304/FPH - Single storey side and rear extension following demolition of existing garage. - Single storey side and rear extension following demolition of existing garage.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 89 Ninesprings comprises a single storey bungalow in a residential area in Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Erection of single storey side and rear extension following demolition of existing garage and erection of front porch, alterations to fenestration including re-positioning of front door and external rendering (as a variation to LPA ref. 25/02304/FPH)

4.3 **Key Issues**

4.3.1 **Principle:** Within the settlement boundary of Hitchin, and comprises a modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan.

4.3.2 **Design:** The proposed built form and materials would be suitably sympathetic to the existing dwelling and therefore would occasion minimal to no impact upon the

character and appearance of the dwelling as seen from the street scene. Cumulatively, the approved and proposed scheme would be acceptable when viewed together. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Heritage considerations:** N/A.

4.3.4 **Impact on the street scene:** The works are to the front, side and rear of the dwelling and would therefore be visible view from the public realm. Some views would be gained from neighbouring gardens and the street scene, though I consider that this would be modest and not objectionable. It is noted that nearby dwellings benefit from render, and varying fenestration styles and porches. It is therefore considered that there would be no unacceptable impact to the street scene.

4.3.5 **Impact on neighbours:** The proposal would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.

4.3.6 **Parking:** No alterations proposed to the existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.7 **BNG:** Exempt from BNG requirements.

4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage 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 <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 August 2026	