

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00902/FPH	Two storey rear extension, front porch and external rendering. Insertion of windows to existing detached garage following removal of garage doors to facilitate conversion of garage to storage/gym/shower. Alterations to existing drive, hard landscaping and alterations to openings. (As a variation of planning permission 23/02348/FPH granted 08.02.2024). (Amended plans received 23/07/26).	18 Standhill Close Hitchin Hertfordshire SG4 9BW

Submitted Plan Nos

001 Location plans and Existing Plans 24276_PL02 24276_PL03 24276_PL04 24276_PL05 24276_PL06
24276_PL12_A 24276_PL13_A 24276_PL14 24276_PL15 24276_PL16_B_

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- Representations - neighbour consultation undertaken and site notice posted. No comments received.
- Relevant planning history
 - 23/02348/FPH - Two storey rear extension, front porch and external rendering. Insertion of windows to existing detached garage following removal of garage doors to facilitate conversion of garage to storage/gym/shower. Alterations to existing drive, alterations to openings (amended by plans received 15/12/23). CP 08/02/2024.
- Planning constraints – none relevant to the site.
- Existing property and surrounding area:
 - two storey detached dwelling with a pitched roof at the corner of Standhill Close and Standhill Road.
 - Standhill Close slopes steeply down away from Standhill Road.
 - the house sits above the road with a steep driveway up to the garage and steps to the front door.
 - the site is in a residential area comprised of detached dwellings.
 - There is some variety in material used.

- Proposal – consent is sought for:
 - *“Two storey rear extension, front porch and external rendering. Insertion of windows to existing detached garage following removal of garage doors to facilitate conversion of garage to storage/gym/shower. Alterations to existing drive, hard landscaping and alterations to openings. (As a variation of planning permission 23/02348/FPH granted 08.02.2024).”*
 - The differences sought from the 23/02348/FPH consent include:
 - Increase in depth of two storey rear extension by 0.6m.
 - Change from window to door at rear of garage and small area of patio and steps up to garden.
 - Minor alterations to steps and retaining wall at front.
 - Minor adjustment to amount of render on south elevation – slight increase.
 - New window side facing window at first floor of two storey extension facing south and smaller window at ground floor.
 - No change to works to front driveway other than revision to steps.
 - No change in previously approved materials.
- Key consideration – the principle of the proposal has already been approved under 23/02348/FPH. The extent of matters for assessment of this application relate only to the areas of variation – principally the increase in depth of the two storey rear extension and the other minor alterations.
- Acceptability of the increase in depth of the rear extension
 - *Design* – the increase in depth of the two storey rear extension is a modest increase of 0.6m. This will result in an overall substantial rear addition in relation to the host dwelling which will be partially visible from Standhill Road due to the site’s corner location. However, the resulting extension will still relate adequately to the host dwelling, neighbouring properties and will not cause unacceptable harm to the streetscene. Adequate space remains around the proposal within the plot. Acceptable.
 - *Impact on neighbouring amenity* – the increase in depth will not result in a significant change to the potential impact of the rear extension on neighbouring amenity. The orientation of the site means no unacceptable overshadowing will result. The extension is set sufficiently far off the boundary with the neighbouring property. Acceptable.
- Other minor alterations
 - Change from window to door at rear of garage and small area of patio and steps up to garden – acceptable.

- Minor alterations to steps and retaining wall at front – these amendments are modest and are acceptable in design terms.
- Minor adjustment to amount of render on south elevation - acceptable.
- New window side facing window at first floor on two storey extension facing south and smaller window at ground floor – acceptable in design terms. No neighbour impact. Acceptable.
- Parking and access – no change to parking or access from previous approval – acceptable.
- Conclusion - the application is considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- Recommendation - Grant conditional permission.

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.

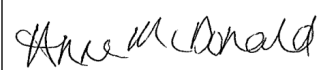
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The retaining walls and steps 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. 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: 9 September 2026	