

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01934/FPH	Two storey side and rear extension including first floor rear Juliet balcony and single storey rear extension following demolition of existing single storey side element. Erection of front porch canopy.	63 Hampden Road Hitchin Hertfordshire SG4 0LB

Submitted Plan Nos

Location Plan 20002 Rev 2 20004 Rev 4 20005 Rev 2 20006 Rev 4

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T2	Parking
SECN5	Meeting the challenge of Climate Change
SECN14	Achieving well-designed places

2.0 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey semi-detached dwelling situated on Hampden Road, Hitchin. The site benefits from a driveway, garage and rear garden.

4.2 **Proposal**

4.2.1 Two storey side and rear extension including first floor rear Juliet balcony and single storey rear extension following demolition of existing single storey side element. Erection of front porch canopy.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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 14 of the National Planning Policy Framework.
- 4.3.3 The proposed front porch canopy would be modest with a dual pitched roof. The design is acceptable.
- 4.3.4 The proposed part two storey part single storey side/rear extension, following the demolition of existing side/rear elements, would maintain the existing roof form extending 1.7m from the existing two-storey side wall; the two-storey element meets the rear wall and continues as a rear gable projection at a reduced ridge height at a depth of 4m. The design includes a rear Juliette balcony and 2no. side elevation obscure glazed windows. The single storey element would match the width of the existing dwelling with a depth of 4m at a flat roof height of 3m. The proposed external materials are set to match existing bar the fenestration colour.
- 4.3.5 The proposal would be visible from the public realm. In my view, the proposal would not unduly unbalance the semi-detached pair and would not cause harm to the character and appearance of the dwelling or streetscene. The proposal is considered to comply with Policies D1 and D2 of the NHLP and Section 14 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.7 Regarding neighbour amenity, no objections have been raised to the proposal. Given the orientation of the dwelling, an element of increased shading would occur to the adjoining neighbour; however, this is mitigated by the distance of the two-storey element from the respective boundary line and the reduced ridge height. The new fenestration is unlikely to materially increase overlooking. Given the reduced ridge height, distance of the two-storey element from respective boundary lines and much of the bulk running along existing built form to the non-adjoining neighbour, the scale is considered acceptable. Therefore, it is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 14 of the NPPF.

Highways and Parking:

- 4.3.9 The development includes an increase in the number of bedrooms from 3no. to 4no. The site would maintain a minimum of 2no. parking spaces. So, regarding Policy T2 of the NHLP, no parking concerns would arise from the development.

Environmental Implications

- 4.3.10 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 5 of the NPPF.

Biodiversity Net Gain:

- 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 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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 windows at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 October 2026	