

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01964/FPH	Single storey rear extensions following demolition of existing conservatory.	Rose Bank Back Lane Preston Hitchin Hertfordshire SG4 7UJ

Submitted Plan Nos

Location Plan Block Plan PL01 PL02 PL03 PL04 PL10 PL11A PL12A PL13A PL14A

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP2	Settlement Hierarchy and Spatial Distrib
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 11/00684/1HH - Two storey front and side extensions. First floor side extension, front porch, replacement rear conservatory and new chimney flue. Pitched roof dormers to front and rear first floor windows. Detached double garage following demolition of existing garage. – Conditional Permission.
- 2.2 20/02138/NMA - First floor games room within pitched roof space of replacement double garage and access stairs - two velux rooflights in inner slope of pitched roof facing house - first floor window in rear elevation of garage (as non material amendment to planning permission reference 11/00684/1HH granted on 24.05.2011) – Agreed.

3.0 **Representations**

- 3.1 **Neighbour Representations** – None received.
- 3.2 **Parish Council** – Support.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Rosebank comprises a detached two storey dwelling off Back Lane, Preston.

4.2 **Proposal**

4.2.1 Planning Permission is sought for: Single storey rear extension following demolition of existing conservatory. Amended plans were received on 29 August to raise the parapet height.

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary, 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 similar to the existing, minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. The scale would be relatively substantial, but would retain a subservience to the main dwelling. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The works are to the rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. It is therefore considered that there would be no impact to street scene.

4.3.4 **Impact on neighbours:** None. Would be relatively isolated from neighbouring dwellings and would not project significantly beyond the existing rear elevation of 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.

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

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **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. 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: 20 October 2025	

