

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02146/FPH	Single storey side and rear extension following demolition of existing garage. Open sided front porch (as amended by plan rec'd 17 October 2025)	140 Wymondley Road Hitchin Hertfordshire SG4 9QQ

Submitted Plan Nos

01 A 02 A 03 E

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T1 Assessment of transport matters

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 No previous history.

3.0 **Representations**

3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 140 comprises a semi-detached two storey dwelling off Wymondley Road within a residential area of Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Single storey side and rear extension following demolition of existing garage and construction of new porch. An amended scheme was to reduce the parapet height on 17 October 2025.

4.3 **Key Issues**

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

4.3.2 **Design:** The proposed built form would be suitably sympathetic to the existing dwelling. It is noted that the scale would not be modest, however, the single storey height is considered to achieve a suitable degree of subservience to the main dwelling. The amended roof height is considered to suitably mitigate visual impacts of the development, resulting in a better visual balance as viewed from the principal elevation. Materials of construction are similar to render found to this part of Wymondley Road. Given the siting to the rear/side of the dwelling, the appearance of the dwelling in the view of the street scene is not considered to be harmed. 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 rear of the dwelling and would therefore be predominantly 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.

4.3.5 **Impact on neighbours:** Would not project significantly beyond the existing rear elevation of 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. No objections received.

4.3.6 **Parking:** No alteration to 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. 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	