

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03105/FPH	Single storey front extension following demolition of existing front porch and alterations to fenestration	78 Wymondley Road Hitchin Hertfordshire SG4 9PT

Submitted Plan Nos

HET-1857/01 Rev A HET-1857-02- Rev A

1.0 Policies

D1 Sustainable design

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

Notes:

- Representations - no objections have been received to this application.
- Relevant planning history
 - 96/00591/1HH - Detached single garage (as amended by plan received 28.6.96 and 18.7.96 and letter dated 24.6.96). CP 24/07/1996.
- Planning constraints – none.
- Existing property:
 - 2 storey detached dwelling located on the corner of Wymondley Road and Ninesprings Way.
 - The front elevation of the property faces onto Ninepsrings Way.
 - The property has two vehicular accesses, off street parking and a detached garage.
- Surrounding area - the surrounding area is largely residential with a variety of houses. There is a variety in the appearance of the streetscene and materials used.
- Proposal – consent is sought for:
 - *“Single storey front extension following demolition of existing front porch and alterations to fenestration.”*
 - Proposed materials to match existing.
- Design - the proposed front extension will replace the existing porch and is a modest addition to the dwelling.

- It relates well to the host dwelling and adequate space remains around the proposal within the plot.
- The proposal will be visible from the street, although partially screened in places by existing vegetation along the boundary. No unacceptable harm will be caused to the character and appearance of the streetscene.
- The proposed materials to match existing are acceptable.
- Minor alterations to ground floor windows acceptable.
- Potential impact on neighbouring amenity
 - *impact on no 76:*
 - The extension will be located at the front of the property – no impact on no 76.
 - Minor alterations to ground floor windows – no material change to existing situation. No harm will arise.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal does not generate the need for additional parking. There is adequate space to park on the driveway and on street parking provision.
- Conclusion - the application is therefore 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.

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: 26 January 2026	