

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01783/FPH	Part single storey and part two storey rear extension with first floor Juliet balcony. Rear box dormer with Juliet balcony and no.3 front rooflights to facilitate conversion of loftspace into habitable accommodation following demolition of existing rear element. Single storey front extension and side entrance canopy and alterations to fenestration including insertion of one additional first floor front window with repositioning of existing first floor front window. External raised decking and alterations to ground levels to rear garden.	10 Kershaws Hill Hitchin Hertfordshire SG4 9AQ

Submitted Plan Nos

DR-A-001 DR-A-101 DR-A-102 DR-A-103 DR-A-201 DR-A-202 DR-A-203

1.0 Policies

SECN5 Meeting the challenge of Climate Change

SECN14 Achieving well-designed places

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 Relevant Site History

2.1 **26/01048/FPH:** Part two storey and part single storey rear extension including first floor Juliet balcony following demolition of existing rear elements. Insertion of rear box dormer window with Juliet balcony and one rooflight into existing front roofslope to facilitate loft conversion. Single storey front extension, side entrance canopy, and alterations to fenestration including insertion of one additional first floor front window with repositioning of existing first floor front window, and insertion of side bunker windows at ground and first floor levels. Soft and hard landscaping including alterations to ground levels and installation of access steps to rear garden. **Refused.**

3.0 Representations

3.1 **Neighbour Consultation** – 2 comments received in objection (12 Hollows Lane and 9 Kershaws Hill). One comment received in support (including 11 Kershaws Hill – no reasons given). Comments summarised below:

- Overlooking of no.12 Hollows Lane from second storey windows;
- Overlooking of neighbouring properties from first-floor window;
- Overshadowing and overlooking of no.9 Kershaws Hill.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a semi-detached dwelling situated on Kershaws Hill, Hitchin. The site benefits from a front drive and a long, narrow rear garden. The levels to the rear of the site vary, with the dwelling being site at the top of a hill slope. The rear garden is enclosed by close boarded timber fencing which steps down in accordance with the land levels. The rear garden abuts the rear curtilage of no.12 Hollows Lane.

4.1.2 Dwellings along Kershaws Hill are typically semi-detached, two-storey dwellings with rear outrigger projections, as well as tall windows, brick detailing, and dual pitched roof forms.

4.2 **Proposal**

4.2.1 Part single storey and part two storey rear extension with first floor Juliet balcony. Rear box dormer with Juliet balcony and no.3 front rooflights to facilitate conversion of loftspace into habitable accommodation following demolition of existing rear element. Single storey front extension and side entrance canopy and alterations to fenestration including insertion of one additional first floor front window with repositioning of existing first floor front window. External raised decking and alterations to ground levels to rear garden.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;

- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Chapter 14 of the National Planning Policy Framework 2026 (NPPF).

Rear Extension and Box Dormer

- 4.3.3 The scheme submitted under the previous application, 26/01048/FPH, was partially refused on design grounds. The reason for refusal stated the following:

The scale and design of the proposed part two-storey, part single storey rear extension would neither be in keeping with the character of the locality, nor the main dwelling. The combined width and depth of the proposed dormer would not be subordinate to the main dwelling in bulk.

- 4.3.4 The scale and bulk of the part two-storey, part single-storey rear extension has been reduced to better reflect the existing built form. The single storey element, to replace the existing lean-to extension, would extend by an additional 1.7m and feature a dual-pitched roof, increasing the ridge height by 0.35m. The single storey element would therefore reflect the existing built form and reflect existing roof forms. The two-storey element would match the depth of the existing outrigger at a decreased height to accommodate the dormer extension. The overall design character of the rear extension has been adapted to reflect the character of the site and neighbouring dwellings by featuring materials, window design, and detailing to match the main dwelling. The part two-storey, part single-storey rear extension is therefore acceptable in design terms.
- 4.3.5 The design of the proposed dormer extension has also been adapted to fit the existing roof form. The dormer extension would be set in from the eaves of each roof slope and be finished with grey slate/diamond zinc formation to match the existing palette of the roof. The dormer would feature a Juliette balcony to the element positioned on the main roof slope, and a smaller, rear facing window to the projection. The overall scale and design of the dormer, including the provision of a Juliette balcony, would mimic the dormer permitted at no.12 Kershaws Hill, which is within the immediate context of the site. The proposed dormer is therefore acceptable in design terms.

Front Extension, Rooflights, Porch, Fenestration Alterations and Landscaping

- 4.3.6 The proposed single-storey front extension is acceptable as it would be modest in scale and would largely reflect the design character of the main dwelling in use of materials and fenestration.

- 4.3.7 The proposed roof lights to the front roof slope would be small in scale and would therefore have a minimal visual impact upon the character of the dwelling and the street scene.
- 4.3.8 The proposed porch canopy would be modest in scale and would respect the dual-pitched roof form which is characteristic of the locality, and is therefore acceptable.
- 4.3.9 The fenestration alterations would match the design and detailing of the existing fenestration, and are therefore acceptable.
- 4.3.10 To the rear of the single storey element, the scheme proposes to install a small portion of steps which would lead into the wider garden. In the context of the scheme, the steps would be largely functional and pose no design concerns.
- 4.3.11 Overall, the proposal is considered to accord with Policies D1 and D2 of the NHLP, as well as Chapter 14 of the NPPF.

Impact on Neighbours

- 4.3.12 Policy D3 of the Local Plan permits development which would not harm the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.13 The scheme submitted under the previous application, 26/01048/FPH, was partially refused on amenity grounds. The reason for refusal stated the following:

The combined bulk of the proposed rear extension and the box dormer would cause unacceptable overbearing impacts to neighbouring dwellings. The overall massing of the rear extensions is considered to be unacceptable for a semi-detached dwelling which is sited within a narrow plot with inconsistent ground levels.

- 4.3.14 As detailed in the above section, 'Design and Impact on Local Character', the cumulative bulk of the rear extensions has been reduced significantly. I am therefore satisfied that the revised scheme would not give rise to unacceptable overbearing impacts and has addressed the previous reason for refusal.
- 4.3.15 One neighbour comment raised a concern that the rear extension would result in unacceptable overshadowing of neighbouring property, no.9 Kershaw Hill. While the two-storey element would be wider than the existing outrigger but would not extend further in depth. The single-storey element would be marginally larger in scale than existing. A separation gap of 1.2m would be maintained between the rear extension and the boundary shared with no.9. Plan DR-A-201 illustrates via the '45 degree rule' that the proposal would cause partial loss of light to the rear ground and upper floor windows of no.9. However, the rear extensions would be north facing meaning that

overshadowing throughout the day to no.9 would be minimal. I therefore consider that the proposal would not give rise to unacceptable overshadowing impacts.

- 4.3.16 The neighbour comments also raised concerns of overlooking, to no.12 Hollows Lane (north) and no.9 Kershaws Hill (west), from the rear extensions and fenestration alterations. While the land levels decrease to the north, dwellings along Hollows Lane and Kershaws Hill both benefit from long rear gardens. As such, there is a considerable distance between the site and no.12 Hollows Lane. Given that the depth and overall bulk of the rear extension has been reduced, I do not consider that the proposed north facing windows at ground and first floor level would cause unacceptable overlooking impacts to nos.11 and 9 Kershaws Hill. The only side (west) facing window at first floor level would be to the main dwelling above the proposed porch. The window would serve a landing but would face a lower window on the parallel elevation of no.9 Kershaws Hill. Given the close proximity between these elevations, and that the Council cannot control internal layout alterations, the proposed first-floor window will be conditioned to be obscure-glazed and non-opening up to 1.7m above finished floor level.
- 4.3.17 The proposed rooflights would be adequately positioned above 1.7m measured from finished floor level. The front extension would not unduly intensify the existing relationship between the site and neighbouring dwellings in terms of overlooking, overshadowing and overbearing.
- 4.3.18 Overall, the proposal would not give rise to unacceptable overlooking, overshadowing or overbearing impacts, and therefore accords with Policy D3 of the NHLP.

Highways and Parking

- 4.3.19 2no. parking spaces would be retained at the front of the property, which is sufficient for a 3no bedroom dwelling. Furthermore, the site is within a sustainable location close to the Hitchin town centre. The proposal therefore complies with Policy T2 of the NHLP.

Impacts on the Environment and Climate Change

- 4.3.20 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation. The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore complies with Policy D1 of the NHLP and Chapter 5 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.21 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 None applicable.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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 proposed window at first floor level on the west elevation of no.11 Kershaws Hill shall be permanently glazed with obscure glass and be non-opening up to 1.7m above finished floor levels.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling, no.9 Kershaws Hill, 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. 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: 8 September 2026	