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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Alex Howard.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b>                                      | <b>APPLICATION SITE</b>                                           |
|----------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------|
| 25/02947/FPH                     | First floor rear extension, front storm<br>porch and alterations to fenestration | 89 Common Rise<br><br>Hitchin<br><br>Hertfordshire<br><br>SG4 0HP |

**Submitted Plan Nos**

PL- 499 A PL-500 A PL-505 A PL-506 A

**1.0    Policies**

D1                      Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

## 2.0 **Site History**

2.1 **02/01188/1HH** - First floor rear extension (as amended plan no. 0252-10A received 28.09.2002).

### **Conditional Permission**

2.2 **94/00170/1PUD** - Single storey rear extension.

### **Granted**

## 3.0 **Representations**

3.1 **Neighbour Representations** – None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached dwelling located on the north side of Common Rise, Hitchin.

### 4.2 **Proposal**

4.2.1 Planning Permission is sought for a first floor rear extension, front storm porch and alterations to fenestration.

### 4.3 **Key Issues**

4.3.1 **Design:** The proposal is for a first floor rear extension, front storm porch and alterations to fenestration. The first-floor extension would sit atop the existing single-storey rear element and be no deeper or wider, comprising a hipped roof. The eaves would match the host dwelling, and the ridge would be set below the main ridge line. The extension would be finished in light coloured painted brickwork, plain tiles and white uPVC

windows and doors. The proposal would also look to erect a timber style storm porch with a dual-pitched roof and make alterations to windows and doors on all elevations. The proposal is considered acceptable in form, scale and appearance. The first-floor extension will largely match the scale and appearance of the rear extensions of the immediate neighbours on either side, with a welcomed hipped roof and similar depth. The storm porch and window/door changes are modest and acceptable elements. The first floor side facing window to serve the new bathroom will be conditioned to be obscure glazed, to protect mutual privacy. The development will result in an acceptable impact on the character of the street scene. The proposal would comply with Policy D1 and D2 of the Local Plan.

- 4.3.2 **Impact on neighbours:** The site benefits from two immediate neighbours, No's 87 and 91 Common Rise. Given the scale and siting of the proposed development and the existing extensions that have taken place next door, which this proposal has suitably taken account of, it is considered that the development will not result in any adverse impacts on the reasonable living conditions and well-being of these neighbours in respect of overdominance, loss of privacy and loss of daylight/sunlight. The proposal complies with Policy D3 of the Local Plan.

- 4.3.3 **BNG:** Exempt from BNG requirements.

#### 4.4 **Conclusion**

- 4.4.1 The development would be in accordance with the relevant local and national planning policies.

#### 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.

3. The development hereby permitted shall only be finished in the materials as stated on drawing number PL-506 A and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in-keeping with the host property and to protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. The window 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. 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.

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| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management</div> <div>North Hertfordshire District Council</div> <div>Council Offices</div> <div>Gernon Road</div> <div>Letchworth</div> <div>Herts</div> <div>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 5 January 2026</div>                                                                            |                                                                                                                                                                                               |