

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01443/FPH	Single storey front extension. Installation of front access steps and bin storage area.	136 High Street Codicote Hitchin Hertfordshire SG4 8UB

Submitted Plan Nos

6375-OS1 6375-OS2 6375-E01 6375-P01

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 Relevant Site History

2.1 15/01762/1PUD - Rear dormer window to facilitate loft conversion.

Granted

3.0 Representations

3.1 **Neighbour Consultation** – None received

3.2 **Codicote Parish Council** – None received

4.0 Planning Considerations

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey terraced dwelling situated on High Street, Codicote. The site does not benefit from a driveway.

4.2 **Proposal**

- 4.2.1 Single storey front extension. Installation of front access steps and bin storage area.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- 1.0 The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- 2.0 The impact of the proposed development on the living conditions of neighbouring properties.
- 3.0 Access and parking matters.
- 4.0 The impact of the proposed development on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed front porch extension would be a modest addition to the dwelling using the same roof form as the existing porch. The design would be in-line with the existing grain of development along the streetscene. The proposed materials are set to match existing. The proposal includes the alteration of the existing front access steps. The proposal includes the provision of a timber frame bin store. Multiple examples of timber frame bin stores exist along the streetscene.
- 4.3.4 In my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. The proposal is considered to comply with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.6 Regarding neighbour amenity, the development is modest and to the front of the property. It is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance and shading, and there would be no loss of privacy.

- 4.3.7 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The development does not include an increase in the number of bedrooms. The application site already fails to comply with Policy T2 of the NHLP. Given the limited addition to the dwelling, a continued failure to comply with Policy T2 would not be a strong enough reason for refusal.

Environmental Implications

- 1.1.1 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 1.1.2 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 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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:

0. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 July 2026	