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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Tabitha Kaye.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT | APPLICATION SITE                                               |
|--------------------------|-------------------------------------|----------------------------------------------------------------|
| 26/00064/FPH             | Single storey rear extension        | 3 Bramfield<br><br>Hitchin<br><br>Hertfordshire<br><br>SG4 9QA |

**Submitted Plan Nos**

Location plan 2025/42/01

**1.0     Policies**

|        |                                         |
|--------|-----------------------------------------|
| SECN14 | Meeting climate change,coastal,flooding |
|--------|-----------------------------------------|

SP1 Sustainable development in North Herts

SP9 Design and Sustainability

D3 Protecting living conditions

SECN12 Achieving well-designed places

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

T2 Parking

## 2.0 **Site History**

2.1 07/00694/1PUD: Single storey rear extension. Granted (27.04.2007).

## 3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received.

## 4.0 **Planning Considerations**

#### 4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey, mid-terrace property along Bramfield Road, Hitchin. Properties along Bramfield Road are uniform terraces constructed of light brick with white uPVC windows and brown roof tiles. The property benefits from a long rear garden which is enclosed by fencing and vegetation.

#### 4.2 **Proposal**

- 4.2.1 Single storey rear extension.

#### 4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- ☐ The acceptability of the design of the proposed development and its impact on the character and appearance of the area;
  - ☐ The impact of the proposed development on the living conditions of neighbouring properties;
  - ☐ Highways and parking matters;
  - ☐ The impact of the proposed development on the environment.

#### Design

- 4.3.2 Policies D1 and D2 of the 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 paragraph 135 of the NPPF.
- 4.3.3 The proposed single storey rear extension would infill the gap between the existing single storey rear extension and the east boundary. The proposed extension would have a width of 2m, and would match the eaves height (2.4m), ridge height (3.5m) and depth (2.8m) of the existing rear extension.
- 4.3.4 To accommodate additional living space, the new extension will adjoin the existing rear extension. A central, three-panel vertical window will feature on the south elevation, and a Velux window to the new roof slope. For visual continuity, the proposed materials will match the existing extension.

- 4.3.5 Due to the single-storey nature of the proposal, as well as its positioning to the rear of a terraced property, the proposal will be well screened and will therefore not impact the street scene.
- 4.3.6 The proposal is considered to accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the NPPF.

#### Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan permits development that does not result in acceptable harm to 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.
- 4.3.8 Due to the single storey nature and appropriate scale of the proposal, the development would not cause an unacceptable level of overshadowing, overlooking or overbearing to neighbouring properties.
- 4.3.9 The proposed rear extension would not result in harm to the reasonable living conditions and well-being of neighbours and therefore accords with Policy D3 of the NHLP and is broadly consistent with Section 12 of the NPPF.

#### Highways and Parking

- 4.3.10 The proposal does not include an increase in the number of bedrooms and therefore meets the requirements of Policy T2 of the NHLP.

#### Environmental Implications

- 4.3.11 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

#### Biodiversity Net Gain

4.3.12 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.

#### 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.

**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 data-bbox="254 728 357 768">Signed</div> <div data-bbox="269 825 574 879"></div> <div data-bbox="254 882 472 915">Anne McDonald</div> | <div data-bbox="787 764 1252 999">Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div data-bbox="254 1050 518 1087">Determining Officer</div> <div data-bbox="254 1089 570 1127"><b>Date:</b> 24 February 2026</div>                                                                                         |                                                                                                                                                                                  |