

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00884/FPH	Replace flat roof on existing single storey side element with a pitched roof	54 Whitehill Road Hitchin Hertfordshire SG4 9HP

Submitted Plan Nos

119-01A 119-01B 119-01C 119-01D 119-01E

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

T2 Parking

2.0 **Site History**

2.1 **05/00826/1HH** - Single storey front extension.

3.0 **Representations**

3.1 **Site Notice & Neighbour Representations** – None received.

3.2 **National Grid PLC** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey semi-detached property on the corner of Whitehill Road and Willoughby Way within a residential part of Hitchin. There is an electrical substation to the rear of the site.

4.2 **Proposal**

4.2.1 Replace flat roof on existing single storey side element with a pitched roof.

4.2.2 The proposal seeks to raise the existing flat roof from 2.8m to a lean-to pitched roof with eaves at 2.6m and a peak at 4m. The materials are proposed to match the existing.

4.3 **Key Issues**

4.3.1 Design: Materials sympathetic to dwelling. Subordinate in scale to the dwelling. Complies generally with Policy D1 of the Local Plan

4.3.2 Impact on the street scene: Mixed street scene but lean-to side extensions visible opposite the site, set back from highway with modest scale therefore, no adverse harm to street scene. Complies with Policy D1.

4.3.3 Impact on neighbours: None. Complies with Policy D3 of the Local Plan.

4.3.4 Parking: no impact upon existing driveway provision. Complies with T2 of the Local Plan.

4.3.5 BNG: Exempt from BNG requirements

4.3.6 Climate change: Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 20 May 2025	