

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00951/FPH	First floor rear and side extension and single storey rear extension. Single storey front extension and front porch. Erection of rear outbuilding.	210 Cambridge Road Hitchin Hertfordshire SG4 0JW

Submitted Plan Nos

300 26 101 300 26 100 300 26 102 300 26 103

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 **Site History**

2.1 24/02800/FPH - First floor rear and side extension and single storey rear extension. Alterations to existing garage roof and fenestration to include insertion of front garage doors following removal of existing window – Conditional Permission

2.2 91/01384/1 - Single storey side extension to form garage, extension to kitchen and utility room – Conditional Permission

3.0 **Representations**

3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 210 comprises a semi-detached two storey dwelling off Cambridge Road, Hitchin. The dwelling is link attached to No. 212.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

First floor rear and side extension and single storey rear extension. Single storey front extension and front porch. Erection of rear outbuilding.

4.3 **Key Issues**

4.3.1 **Principle:** Within the settlement boundary of Hitchin, and comprises an alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The proposed built form and materials would be similar to the existing dwelling, and therefore would occasion minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. The street scene includes dwellings of varying sizes and appearances, however, the development would be suitably sympathetic to this street scene. The scale would be acceptable and is not considered to dominate or overdevelop the plot. The prevailing grain of development found locally is considered to support the scale of the works proposed, and it should also be noted the dwelling benefits from an extant permission for similarly scaled enlargements to the dwelling, granted in February 2025. The erection of the outbuilding within the rear garden for ancillary purposes is considered to be acceptable in design terms and would not result in the creation of a separate dwelling within the site. Its obscured location, sympathetic design and acceptable scale would not harm local grains of development or character. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on neighbours:** No neighbour objections were received. It is noted that the site benefits from an extant permission for similarly sized and located extensions, granted February 2025. The development would not project significantly beyond the rear elevation of neighbouring properties, at ground and first floor owing to both neighbours benefitting from ground floor rear extensions, and due to the first floor projection being of a similar depth on the boundary shared with No. 212. At ground floor level the development would project approximately 2m beyond the rear of No. 208, or approximately 1.5m at first floor level. These depths are not considered to be unacceptable or would result in unacceptable dominance and harm. Outlook from the development would be consistent for unobscured glazed windows, and would therefore not overlook these neighbouring properties. I consider it is prudent to obscure glaze first floor side windows, and given they would serve toilets, this is considered to be reasonable. Complies with Policy D3 of the Local Plan.

4.3.4 **Parking:** No alterations proposed to the existing driveway and no loss of parking on-site. 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.

3. The extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise specified on the approved plan 300/26/103 or unless otherwise agreed in writing by the LPA.

Reason: 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 windows at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass, unless otherwise agreed in writing by the Local Planning Authority.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 June 2026	