

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00767/FPH	First floor rear extension.	15 Woolgrove Road Hitchin Hertfordshire SG4 0AS

Submitted Plan Nos

119_01A 119_01B 119_01C 119_01D

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- Representations - no objections have been received to this application.
- Relevant planning history – none relevant.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2 storey, mid terrace dwelling of brick and tile construction.
 - Located on the west side of Woolgrove Road.
- Surrounding area - the surrounding area is mix of residential, commercial and mixed uses. There is a variety in the appearance of the streetscene.
- Proposal – consent is sought for:
 - “First floor rear extension.”
 - Materials to match existing.
- Design - the proposed extension is a modest addition to the rear of the property at first floor over the existing rear ground floor projection.
 - The first floor extension will be approximately 1.4m in depth and will extend across the full width of the property.
 - The extension does not relate particularly well to the host dwelling with the flat roof feature. However, it is sited at the rear of the property and not visible from Woolgrove Road. Oblique views of the rear may be visible from Green Lane during the winter when screening trees are not in leaf.

- o There is some variety in the design and appearance of the properties in the locality. No unacceptable harm to the character and appearance of the streetscene will be caused by the proposal.
- o The materials to match existing will help the extension to link more sympathetically to the host dwelling.
- o The overall design and appearance of the proposed extension is unobjectionable.
- o Potential impact on neighbouring amenity
 - o *impact on no 14:*
 - o the extension will project approximately 1.4m in depth along the shared boundary at first floor.
 - o No 14 benefits from a ground floor rear projection and the first floor rear window is set an adequate distance away from the proposed first floor extension.
 - o Due to the orientation of the properties, no unacceptable harm will be caused as a result of overshadowing. The extension will not result in an unacceptable degree of perceived bulk and mass along the boundary. The degree of overlooking would not be materially different to the existing situation.
 - o *Impact on no 16:*
 - o the extension will project approximately 1.4m in depth close to the shared boundary at first floor.
 - o The first floor rear window of no 16 is set an adequate distance away from the proposed first floor extension.
 - o Due to the orientation of the properties, some degree of overshadowing of no 16 may occur but not to a degree that would be sufficient to warrant refusal of the application on this basis.
 - o The extension will not result in an unacceptable degree of perceived bulk and mass along the boundary. The degree of overlooking would not be materially different to the existing situation.
- o It is considered that overall, no unacceptable harm will be caused to the amenity of nos 14 and 16.
- o Amenity for future occupiers – acceptable.
- o Parking and access – the proposal does not generate the need for additional parking.

- Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- Recommendation - Grant conditional permission.

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.

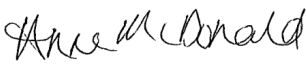
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse 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.

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	