

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01422/FPH	Part two storey and part single side extension and part two storey and part first floor rear extension following demolition of existing side outbuilding.	8 Fairfield Way Hitchin Hertfordshire SG4 0PU

Submitted Plan Nos

Location plan SHA/26/01 SHA/26/03 SHA/26/04 SHA/26/05

1.0 Policies

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Relevant Site History**

2.1 **23/01593/FPH:** Single storey rear extension. **Conditional Permission.**

2.2 **22/00096/FPH:** Erection of front porch. **Conditional Permission.**

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a semi-detached, two storey dwelling situated on Fairfield Way, Hitchin. The site is within the Hitchin settlement boundary.

- 4.1.2 The site benefits from front parking provision and a rear garden enclosed by close boarded fencing. The site is separated from no.9 Fairfield Way by an attached single storey outbuilding, which mirrors that of no.9 on the other side of the boundary.

4.2 **Proposal**

- 4.2.1 Part two storey and part single side extension and first floor rear extension following demolition of existing side outbuilding.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan (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 Section 12 of the National Planning Policy Framework (NPPF).
- 4.3.3 The proposed part two storey, part single storey extension would be sited to the southern side of the main dwelling, with some wrap around at first floor level to the rear of the property. While the extension would be large in scale, the proposal would be set back from the principal elevation, and the ridge height dropped below that of the main house, to maintain a degree of subservience. The choice of a hipped roof at first floor level, as well as bricks and roof tiles to match the main dwelling, demonstrates that the scheme has been designed to be sympathetic to its immediate context. Therefore, the proposal is considered to accord with Policies D1 and D2 of the NHLP, as well as Section 12 of the NPPF.

Impact on Neighbours

- 4.3.4 Policy D3 of the Local Plan permits development which would not harm 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.
- 4.3.5 The proposed extension would be sited along the south boundary. Alike the existing attached side outbuilding, the single storey element of the extension would abut the south boundary.
- 4.3.6 The first floor side element would extend beyond the south elevation of the main house by a maximum of 1.8m. While the entire south flank of the extension would be deep at 10.9m (6.7m accounting for the depth of the existing dwelling), there would still be a 1m separation gap between the first floor side element and the north elevation of no.9 Fairfield Way. Due to the orientation of the extension to the south, overshadowing throughout the day upon no.9 Fairfield Way would be minimal. The extension would bring the existing side elevation window closer to the south boundary but given that a 1m separation distance would be maintained, and the windows would be staggered, this is not considered to be an unacceptable intensification. Therefore, the proposal would not give rise to unacceptable overbearing, overshadowing or overlooking impacts upon no.9 Fairfield Way.
- 4.3.7 The main bulk of the extension would be to the south, meaning that the development would be removed from the north boundary shared between the site and the adjoining neighbour, no.7 Fairfield Way. The north facing window at first floor level is shown to be obscure glazed. As such, the proposal would not give rise to unacceptable overbearing, overshadowing or overlooking impacts upon no.7 Fairfield Way.
- 4.3.8 Overall, the proposal accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.8 The proposal would not impact existing parking arrangements. Notwithstanding this, the site is within a sustainable location. The proposal therefore complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.9 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'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.9 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.

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: 16 July 2026	

