

## DELEGATED FILE NOTE

**CASE OFFICER:** ...William Thompson.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                             | APPLICATION SITE                                         |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| 26/01434/FPH             | Two storey side extension and alterations to existing fenestration. Installation of patio, retaining wall and front access steps with railings. | 65 Browning Drive<br>Hitchin<br>Hertfordshire<br>SG4 0QR |

### **Submitted Plan Nos**

MD 2104 - 01 PL MD 2104 - 02 PL

### **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 **Relevant Site History**

2.1 None relevant

## 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 two-storey semi-detached dwelling situated on Browning Drive, Hitchin. The site is a corner plot and benefits from a driveway and garage to the rear and a surrounding garden.

### 4.2 **Proposal**

4.2.1 Two storey side extension and alterations to existing fenestration. Installation of patio, retaining wall and front access steps with railings.

### 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.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed two-storey side extension would have a staggered width to a maximum of 3.6m, a depth of 8.3m to match the existing rear depth and have a slight inset from the front and would have a pitched roof form to include a front hip and side gable end. The proposed external materials are set to match existing. Two-storey front and side extensions exist as part of the grain of development within the immediate local area. The application is a corner plot which can comfortably accommodate this form of development.
- 4.3.4 The proposal includes the installation of a rear patio area with retaining wall and a new front path with associated steps and railing. The alterations to fenestration include the replacement of ground floor rear fenestration with a new bi-fold door and the replacement of the existing front entrance door with a window.
- 4.3.5 In my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. The proposal is considered to comply with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.7 Regarding neighbour amenity, the main bulk of the development runs along the existing built form of the dwellinghouse and is well set away from all neighbours. The raised patio addresses a drop in level and would not overly elevate rear garden levels. Therefore, it is considered that the proposed development would not result in an unacceptable level

of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.

- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

#### Highways and Parking:

- 4.3.9 The development includes an increase in the number of bedrooms from 2no. to 3no. The application site would retain 2no. parking spaces, so complies with Policy T2 of the NHLP. Therefore, no parking issues would arise from the proposed development.

#### Environmental Implications

- 4.3.10 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

#### Biodiversity Net Gain:

- 4.3.11 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 N/A

### 4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

### 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:**

0. 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>Signed</div> <div></div> <div>Anne McDonald</div> <div>Determining Officer</div> | <div>Development Management</div> <div>North Hertfordshire District Council</div> <div>Council Offices</div> <div>Gernon Road</div> <div>Letchworth</div> <div>Herts</div> <div>SG6 3JF</div> |
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| <b>Date:</b> 16 July 2026 |  |
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