

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03097/FPH	First floor rear extension and single storey front, side and rear extensions following demolition of existing conservatory. Insertion of rear dormer windows and front rooflights to facilitate loft conversion into habitable accommodation.	3 Highover Cottages Highover Way Hitchin Hertfordshire SG4 0RQ

Submitted Plan Nos

AIC-25040-3HC-EX-A301 25040-3HC-A302 - 25040-3HC-A303 25040-3HC-A304 25040-3HC-A305
25040-3HC-A306 25040-3HC-A307 25040-3HC-A308 - 25040-3HC-A309 25040-3HC-A310 - 25040-3HC-A311-A01

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:
 - 10/02542/1 - Erection of 3-bedroom detached dwelling together with provision of associated parking comprising 2 spaces for new dwelling and 1 space each for existing cottages. CP 16/12/2010.
 - 23/02839/FPH - First floor and single storey rear extensions, single storey side extension following demolition of existing conservatory. Insertion of front and rear dormer windows to facilitate conversion of loft into habitable accommodation – Refused 01/02/24.
 - 24/02794/FPH - First floor rear extension. Single storey front and side extensions including porch. Extension and alterations to existing conservatory. Insertion of rear box dormer and side rooflights to facilitate loft conversion. Alterations to fenestration. Refused 04/02/2025.
- Planning constraints – none relevant to the site.
- Existing property:
 - detached two storey dwelling with a pitched roof.
 - The dwelling is visible from the street where views of the front elevation and particularly the roof are gained from Highover Way.
- Surrounding area:
 - The site is in a residential area comprised of detached, semi-detached and terraced dwellings.

- o The site is on the north edge of Hitchin, where land to the north is rural agricultural.
 - o The surrounding streetscene is relatively uniform in design, character and appearance.
- o Proposal – consent is sought for:
 - o *“Single storey front extension and side infill extension, first floor part rear extension, loft extension with rear dormers and roof windows.”*
 - o Proposed materials to match existing.
- o Comparison of current application and refused applications 23/02839/FPH and 24/02794/FPH:
 - o Both refused schemes had variations of the front, side and side infill single storey extensions currently proposed – these were largely supported in officer reports for both refused applications.
 - o Both refused schemes had the same first floor rear extension with gable end as currently proposed – this element was supported in the officer reports for both refused applications.
- o Design:
 - o Local Plan Policies D1 and D2 require that development proposals respond positively to local context and are sympathetic to the existing house and do not dominate adjoining properties. This reflects the requirements of the NPPF.
 - o Single storey front, side and side infill extension - the proposed single storey front, side and side infill extension is not dissimilar to the 24/02794/FPH refused scheme and that element was previously supported in the officer report. The side infill extension at the rear largely replaces the existing conservatory and is acceptable. The side and front single storey wrap around extension is a substantial addition to the host dwelling. However, the design relates adequately to the host dwelling and will not be particularly visible from the street. The proposed materials to match existing will help the additions to relate more sympathetically to the host dwelling. Acceptable.
 - o First floor rear extension - the proposed first floor rear extension above the existing ground floor rear projection has been previously supported under refused applications 24/02794/FPH and 23/02839/FPH. The gable end design helps the extension to relate positively to the existing dwelling. The proposed materials to match existing will help the addition to relate more sympathetically to the host dwelling. Acceptable.
 - o Two rear gable dormers - the gable style of the dormers help the rear roof additions to relate sympathetically to the gable end extension. The dormers are still relatively large additions to the rear roof slope, and some harm would be caused to the overall character and appearance of the dwelling. However, they would be located on the rear of the dwelling which is not visible from Highover Way. Some views of the rear elevations would be gained from the farm track and rear access to the properties but the potential harm would be acceptable due to the limited visibility of the rear elevation. Acceptable.

- Front rooflights – the front rooflights are slightly out of keeping with the character and appearance of the host dwelling and the locality. However, the degree of harm caused is modest and the rooflights are unobjectionable.
- Potential impact on neighbouring amenity
 - Local Plan Policy D3 states that planning permission will not be granted for development proposals which cause unacceptable harm to living conditions. This reflects the requirements of the NPPF.
 - The proposed single storey front, side and side infill extension will not cause unacceptable harm to the amenity of no 2 as it would be largely obscured by the host dwelling and sited away from the boundary.
 - It would not cause unacceptable harm to the amenity of the dwellings to the south west along Sturgeon's Way as the extensions would be single storey and largely obscured by fences and vegetation.
 - The proposed rear dormers could increase the degree of potential overlooking of neighbouring gardens. However, this would not be significantly greater than might be expected in a built up area and would be acceptable.
 - The first floor rear extension will increase the bulk and mass of the host property close to the boundary with no 2. However, the proposal is set over 1m off the boundary and is modest in depth and no unacceptable harm will be caused.
 - The proposal therefore complies with Policy D3 of the Local Plan and the provisions of the NPPF in term of impact on neighbouring amenity.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal will result in the generation of additional bedrooms. However there is adequate space to park at the rear of the property and on street parking provision.
- 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. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 February 2026	