

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01194/FPH	Two storey side extension and single storey front and rear extensions following demolition of existing single storey side element and rear conservatory.	2 Symonds Road Hitchin Hertfordshire SG5 2JL

Submitted Plan Nos

24104_00-0_ 24104_01-1 24104_01-2 24104_01-3_ 24104_02-3B_ 24104_02-2B_ 24104_02-1C_

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 10/01612/1HH – First floor side extension – Conditional permission

2.2 02/01078/1HH – Rear Conservatory – Conditional permission

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a two storey, semi-detached dwelling with a pitched roof. The property benefits from off road parking to the front for two vehicles, and both front and rear amenity space. Existing materials comprise a buff brick, under a tile roof with upvc casement

windows and doors. Boundary treatment comprises 2 metre close boarded timber fencing on all boundaries.

4.2 **Proposal**

- 4.2.1 The proposal is for the demolition of the existing single storey partially converted garage and conservatory to the rear and erection of a new single storey front and rear extension and a two-storey side extension. The existing front door and window will be removed and relocated into a new single storey forward projecting lean-to comprising 2m in depth. This will create a new entrance and increased living room space at ground floor, allowing for a new utility room, WC and revised internal layout. At ground floor to the rear a new 4.2m single storey extension is proposed, opening out into the garden via new patio doors, under a new tiled pitched roof.
- 4.2.2 To the side of the property a new two storey side extension will extend to the northern boundary and sit slightly under the existing ridge height at its highest point. A new bedroom window will face over the existing driveway, and a new bathroom window will face over the rear garden. Materials are proposed to match those of the existing dwelling.

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 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 NPPF.
- 4.3.3 The proposed two storey extension would sit marginally lower at ridge height to that of the host dwelling and sits on the same footprint of the earlier existing single storey element. Whilst the development would sit close to the boundary, the dwelling sits in the street scene angled away from its closest detached neighbours in Beaumont Close, approximately 20m the northwest. This separation assists with retaining the existing openness in the wider street scene.
- 4.3.4 The single storey front extension offers a lean-to addition with a tiled roof across the front of the entire dwelling. Whilst a different design approach to that of its adjoining neighbour, the wider street scene offers a range of different additions and does not look out of place nor have an adverse impact on the wider local character of the area.

- 4.3.5 The single storey rear extension will replace the existing lean-to. It will project 4.2m in total and approximately 1.5m beyond the neighbours existing conservatory close to the shared southern boundary. The design of the rear extension comprises a conventional brick and tile addition with the roof hipped away from the adjoining neighbour. It would not be visible from any public vantage points.
- 4.3.6 The proposed matching materials will help the additions assimilate well with the existing dwelling and the surrounding properties in its wider context. Previous planning history under 10/01612/1HH details an earlier approved two storey extension, however this scheme offers a more neighbour friendly design.
- 4.3.7 The proposed development accords with Policies D1 and D2 of the NHLP, as well as paragraph 135 of Section 12 of the NPPF.

Impact on Neighbours

- 4.3.8 Policy D3 of the Local Plan permits development that does not result in acceptable harm to 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.
- 4.3.9 The site is well distanced from neighbouring residential properties. The adjoining neighbour is the closest and the single storey rear addition is not considered to present an overbearing or overlooking impact. The orientation of the rear proposed extension is to the north of the adjoining neighbour, thus having limited impact on the occupiers of the property in terms of loss of sunlight.
- 4.3.10 At present, the existing single storey side element has two high level windows that open into the garden of No. 9 Beaumont Close and there are several downpipes that also run along the external walls, also visible to the occupiers of No. 9. Whilst new openings are proposed on this elevation at ground floor for the new WC and utility room a condition can be included to ensure these are fixed and fitted with obscure glazing. Additionally, it would be best if these openings are inward opening to prevent any future boundary/trespassing/overlooking issues. It is unclear from the application drawings where the boundary is, however, this is not a planning matter. This scheme does not show future downpipes or guttering; however, it is essential this is kept within the application site and does not encroach into neighbouring land. The scheme appears to be a betterment of both the earlier approved scheme and that of the current situation.
- 4.3.11 There are no new openings at first floor that would present increased overlooking, and the proposals do not result in being unduly overbearing to either neighbouring occupier as a result of careful internal and external design, scale and orientation.
- 4.3.12 Overall, the proposal would have an acceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.14 The proposal does increase the number of bedrooms by one. Notwithstanding this, the site benefits from a drive which can accommodate the required number of vehicles for the house. The proposal accords with Policy T2 of the NHLP.

Environmental Implications

- 4.2.15 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', which is broadly consistent with the aims of Section 14 of the NPPF. Examples of sustainable design under Policy D1 include reducing energy consumption, as well as retaining existing vegetation, which the proposal complies with through the provision of retaining vegetation in the rear garden.

- 4.2.16 There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.16 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.

4. The windows at ground floor level on the northern elevation of the proposed two-storey side extension hereby permitted shall be fitted with obscure glazing (minimum Level 3 obscurity or equivalent) and shall be permanently retained as such thereafter. Any opening lights within these windows shall be inward-opening only and shall be permanently retained in that configuration.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to prevent encroachment over the shared boundary, in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

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: 29 June 2026	