

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01388/FPH	Single storey rear and side extension following demolition of existing garage. Insertion of first floor rear balcony doors with glazed balustrade. Installation of rear raised patio and replacement side boundary fence. (as variation of permission approved under 24/01192/FPH granted 12.07.2024) (Development already carried out).	4 Alexandra Road Hitchin Hertfordshire SG5 1RB

Submitted Plan Nos

Location Plan NCA.368.PL01 NCA.368.PL020 NCA.368.PL021 368.PL015 368.PL016
368.PL017 368.PL018

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 Site History

- 2.1 24/01687/LDCP - Insertion of rear L-shaped box dormer with French doors and Juliet balcony to facilitate conversion of loft into habitable accommodation – Granted
- 2.2 24/01192/FPH - Single storey rear and side extension following demolition of existing garage. Insertion of two ground floor side windows and first floor rear balcony doors with glazed balustrade. – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 4 comprises a detached two storey dwelling off Alexandra Road, Hitchin.

4.2 **Proposal**

4.2.1 Planning permission is sought for:

1.0 Single storey rear and side extension following demolition of existing garage.

2.0 Insertion of first floor rear balcony doors with glazed balustrade.

3.0 Installation of rear raised patio and replacement side boundary fence.

4.0 The application is as a variation of development approved under LPA Ref 24/01192/FPH granted 12.07.2024).

5.0 The Development has already been carried out.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

1.0 The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.

2.0 The impact that the proposed development would have on the living conditions of neighbouring properties.

3.0 The impact that the proposed development would have on car parking provision in the area.

4.0 The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate 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 Broadly, the extension benefits from planning permission. What is present on site deviates given that a patio has been introduced, and there has been some alteration to the fenestration to the dwelling. Materials of construction differ whereby the rear extension is now rendered rather than covered by cladding. In design terms, given the similarity between the approved and built schemes, I would consider that the design is acceptable and does not harm the appearance of the dwelling and street scene. The insertion of the Juliet balcony is not considered to harm the appearance of the dwelling, given its siting to the rear elevation. These are a typical feature for dwellings within the district, and is therefore acceptable. The landscaping works are not considered to be detrimental to the dwelling, and would be similar to patios and levels changes that can be found at other dwellings in Hitchin. The scale of these works is considered to be suitable and would not overdevelop the rear garden.

- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 No neighbour objections have been received. Broadly, the scale of the extensions has been approved by the prior permission, and the primary variations impacting neighbour amenity are the changes to the side windows, the rear Juliet balcony and the raised patio. Outlook from the balcony would be to the rear, and whilst would comprise a full height opening and balustrade, would not be of a depth that I would consider to be harmful, or to allow for outlook significantly beyond what was approved or original to the dwelling. The raised patio section is set at the level of the previous garage building, but is raised to the rear of the extension. The grass level of the garden is set at a similar level to the top of the gravel boards surrounding the garden. During my site visit it was noted that the fences surrounding the patio predominantly obscured views into neighbouring gardens, and the grass area was not considered to allow for overlooking into neighbouring properties. I consider that a condition requiring screening above the stair level to be prudent to ensuring there are not potential impacts to the occupants of No. 2. The introduction of the window to the flank elevation is not considered to occasion unacceptable overlooking due to its obscured nature, and ground floor level.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would not reduce the levels of parking at the dwelling, and would not increase the requirement for off-street parking at the dwelling. I do not consider that this would harm the levels of parking on Alexandra Road.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no 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:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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. Within 8 weeks of the date of this decision, a section of trellis shall be erected for the depth of the steps up to the patio on the boundary shared with No. 2 Alexandra Road, and shall reach a height of 1.8m above the top step of the steps. This trellis shall be retained in perpetuity with the patio hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the amenity of neighbouring occupiers, to comply with Policy D3 of the Local Plan 2011-2031.

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.

Signed	Development Management North Hertfordshire District Council Council Offices
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 Shaun Greaves Determining Officer Date: 8 August 2025	Gernon Road Letchworth Herts SG6 3JF