

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01649/FPH	Single storey rear and side extensions and first floor rear extension including Juliet balcony on rear elevation following demolition of existing conservatory (amended plans received 25.7.25)	44 Manton Road Hitchin Hertfordshire SG4 9NP

Submitted Plan Nos

1568-01 Rev A 1568-02 Rev F

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 **Site History**

2.1 No previous history.

3.0 **Representations**

3.1 Neighbour Representations – 1x Support.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 44 comprises a semi-detached chalet bungalow off Manton Road, Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Single storey rear and side extensions
- First floor rear extension including Juliet balcony on rear elevation following demolition of existing conservatory
- As amended by plans received 25.7.25

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The proposed built form and materials would be similar to the existing, minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Amended plans were requested to incorporate a pitched roof to the first-floor rear extension to improve the appearance of the development. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The works are predominantly to the rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. The side extension is not considered to be detrimental to the appearance of the street scene and the dwelling owing to its modest scale and sympathetic appearance. It is therefore considered that there would be no detrimental impact to street scene.

4.3.4 **Impact on neighbours:** Would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan. No neighbour objections received.

4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

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. 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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process 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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 27 August 2025	