

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

25/01723/FPH

Two storey side extension following
demolition of existing detached
outbuilding

58 Browning Drive

Hitchin

Hertfordshire

SG4 0QR

Submitted Plan Nos

1179-01 1179-02 1179-03

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SP9 Design and Sustainability

2.0 **Site History**

2.1 80/01094/1: Detached garage Granted 30.07.90

3.0 **Representations**

3.1 Neighbour notification: Letter of support from occupier of 57 Browning Drive

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Semi-detached two storey, 3 bed property located on the north west side of Browning Drive. Detached outbuilding to side boundary with No. 57.

There is a significant levels difference between No. 57 and No. 58 with No. 57 beng located on higher ground – by approximately 1 metre.

4.2 **Proposal**

4.2.1 Two storey side extension following demolition of existing detached outbuilding

4.3 **Key Issues**

4.3.1 **Design and appearance**

4.3.2 The proposed extensions are considered to be sympathetic t the property in scale, proportions, materials and window design in compliance with Policies D1 and D2 of the NHLP. It is noted that a similar extension has been approved and implemented at No. 55 Browning Drive.

4.3.3 Acceptable in design terms.

4.3.4 **Impact on street scene**

- 4.3.5 The side extension is set in at its nearest point to the side boundary by approximately 800mm at the rear and its furthest by approx. 1200mm at the front. I consider that this set back will not result in any potential terracing effect in the street scene especially as Nos 57 and 58 angle away from each other and any similar proposal at No. 57 would be required to maintain a similar gap.

The extensions would appear subordinate to the main house from the road given the setback of the main part of the side extension and its lower roofline. The extensions would have an acceptable relationship with the street scene and locality in general in accordance with Policy SP9 and Policy D1 of the Local Plan.

4.3.6 Impact on neighbours

- 4.3.7 No. 57 is located on higher ground than No. 58 and angles away from No. 58. No. 57 also has a garage located on the boundary with No. 58 and a wide gap between the flank of the house and the boundary of No. 58. There is also a 1.8m high boundary fence between the two properties. Due to all these factors the occupiers of No. 57 will not be affected by the proposed development. No. 59 adjoins No. 58 but the proposed extensions are on the opposite side of the boundary with No. 59 and a single storey rear extension at the rear of No. 58 provides a buffer. As such it is considered that the occupiers of No. 59 will not be affected by the proposed development. No. 58 has a sizeable rear garden and the properties to the rear are a sufficient distance away so as not to be affected. The development will therefore not be in conflict with Policy D3 of the NHLP.

4.3.8 Parking

- 4.3.9 The property has two spaces on the front driveway that would not be lost by the development thus adequate parking will remain for the extended property.

4.3.10 Climate change and BNG

- 4.3.11 The proposed householder development is exempt from the need to demonstrate a 10% net gain for biodiversity. The small scale of the development means that there would be no 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. 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 August 2025	