

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01204/FPH	Two-storey side extension and addition of cladding to front and rear. Alterations to fenestration	85 Westwood Avenue Hitchin Hertfordshire SG4 9LL

Submitted Plan Nos

85WA/000 85WA/001 85WA/002 85WA/003 85WA/004 85WA/100 85WA/201 85WA/202
85WA/203 85WA/204 85WA/205 85WA/206 85WA/005 85WA/006

1.0 Policies

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

SP9 Design and Sustainability

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Relevant Site History**

2.1 No relevant site history.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – 1no. comment received in support.
Including: no.87 Westwood Avenue. No reasons given.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site accommodates a two-storey, semi-detached dwelling on Westwood Avenue, Hitchin. The site benefits from front parking provision and a rear garden. The attached neighbouring property, 87 Westwood Avenue, features a two-storey side extension.

4.2 **Proposal**

- 4.2.1 Two-storey side extension and addition of cladding to front and rear. Alterations to fenestration.

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 North Herts Local Plan (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 National Planning Policy Framework (NPPF).
- 4.3.3 For visual continuity with the street scene, the proposed two-storey side extension would almost exactly mirror the scale and design of the side extension of no.87 Westwood Avenue. The extension would continue the existing roof eaves line of the semi-detached properties, while mirroring the dropped ridge of the neighbouring side extension. The extension would match the materials of the neighbouring side extension.
- 4.3.4 Overall, the extension would be sympathetic to its immediate context, and therefore complies with Policies D1 and D2 of the NHLP, as well as Section 12 of the NPPF.

Impact on Neighbours

- 4.3.5 Policy D3 of the NHLP permits development which would not harm 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.
- 4.3.6 The proposed side extension would be of an acceptable scale for its siting and would maintain a separation gap between no.85 Westwood Avenue and neighbouring property to the east, no.83 Westwood Avenue. As such, the proposal would not give rise to unacceptable overshadowing or overbearing impacts.
- 4.3.7 The proposed first-floor side window would be obscure glazed and non-opening, while the rear roof light would not intensify the existing relationship between nos. 83 and 85 Westwood Avenue. As such, the proposal would not give rise to unacceptable overlooking impacts.
- 4.3.8 Overall, the proposal accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.9 The proposal would not impact the existing parking arrangements on site and therefore accords with Policy T2 of the NHLP.

Environmental Implications

- 4.3.10 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'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.11 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.

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: 2 July 2026	