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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Tabitha Kaye.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT | APPLICATION SITE                                                 |
|--------------------------|-------------------------------------|------------------------------------------------------------------|
| 26/01118/FPH             | Erection of rear porch              | 58 Dacre Road<br><br>Hitchin<br><br>Hertfordshire<br><br>SG5 1QL |

**Submitted Plan Nos**

2288PD04 2288PD03 2288PD05 2288PD06

**1.0     Policies**

SECN12                      Achieving well-designed places

|        |                                         |
|--------|-----------------------------------------|
| SECN14 | Meeting climate change,coastal,flooding |
| SECN16 | Conserve + enhance historic environment |
| SP9    | Design and Sustainability               |
| SP13   | Historic environment                    |
| D1     | Sustainable design                      |
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| HE3    | Non-designated heritage assets          |
| T2     | Parking                                 |

## 2.0 **Relevant Site History**

- 2.1 **26/00214/FP:** Change of use from HMO to single dwelling and alterations to rear fenestration to include insertion of second floor rear Juliet balcony following removal of redundant escape stair. Installation of solar panels to existing rear elevation roofslope.

Provision of two parking spaces and installation of disabled access ramp. **Conditional Permission.**

### 3.0 **Representations**

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

3.2 **NHC Conservation** – No objection.

### 4.0 **Planning Considerations**

#### 4.1 **Site and Surroundings**

4.1.1 The site accommodates an end of terrace, three storey town house situated on Dacre Road, Hitchin. The dwelling is distinctive in its design on the street scene owing to its height and Victorian architectural style. The site benefits from a small rear courtyard which is enclosed by a brick wall to the north boundary, and close boarded fencing to the east and south boundaries. Hard standing for parking features to the east of the courtyard. The courtyard and parking is accessed via a private road.

4.1.2 The site is located within the Hitchin settlement boundary. The site is not within the Hitchin Conservation Area. The site is identified as 'building of local interest' by the Hitchin Register of Buildings of Local Interest (2011), cited here as 'Lopside'. The preamble to Policy HE3 of the NHLP confirms that buildings of local interest are to be considered as non-designated heritage assets.

#### 4.2 **Proposal**

4.2.1 Erection of rear porch.

#### 4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Design and impact on the historic environment;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

#### Design and Impact on the Historic Environment

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 Policies SP13 and HE3 supports the retention and preservation of non-designated heritage assets in principle. Paragraph 216 of the NPPF states that applications directly impacting non-designated heritage assets (DHA) should consider how the proposal would impact the significance of the heritage asset. The significance of the asset lies primarily in its historic interest and its Victorian architectural interest. The site lies outside of the Hitchin Conservation Area, meaning that the main consideration is the impact of the proposal on the DHA.

4.3.4 The porch extension would be positioned to the rear of the dwelling along the north boundary. As such, the porch would be largely screened from the street view. The porch would be single storey with a flat roof and would only project by 0.8m. The porch would be constructed of facing brick work to match existing, as to be sympathetic to the character of 58 Dacre Rd. Therefore, the proposal would be sympathetic to the main dwelling and the locality, and is considered to accord with Policies HE3, D1 and D2 of the NHLP, as well as Sections 12 and 16 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 On account of the small scale and single storey nature of the porch, the proposal would not give rise to unacceptable overlooking, overbearing and overshadowing impacts. The proposal therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

#### Highways and Parking

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

#### Environmental Implications

- 4.3.8 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)

- 4.3.9 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 porch 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 in accordance with Policies D1 and D2, as well as the character of the non-designated heritage asset, 58 Dacre Road, in accordance with Policy HE3 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.

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|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 2 July 2026</p>                                                                  |                                                                                                                                                 |