

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION

REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

26/00572/FPH

Single storey rear extension following demolition of existing rear element.

22 Orchard Road

Hitchin

Hertfordshire

SG4 0BP

Submitted Plan Nos

A110 A100 A101 A105 A106

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

Notes:

- ☐ Representations - no objections have been received to this application.
- ☐ Relevant planning history
 - 91/00279/1 – detached garage. 07/05/1991.
- ☐ Planning constraints – none relevant to the site.
- ☐ Existing property:
 - 2-storey, mid terrace dwelling of brick and tile construction.
 - No 22 sits at the same level as no 20 but the lean-to extension at no 20 is at a lower ground level.
 - No 22 sits as a lower level than no 24 which has a flat roof rear extension.
 - There is an access path to the rear gardens between nos 22 and 24. The path falls within the ownership of no 24 (with their first floor over the access). No 22 has a right of access over the path to the rear garden.
 - The rear garden slopes away to the rear.
- ☐ Surrounding area - the surrounding area is largely residential with uniformity in the streetscene in terms of design and materials used. Orchard Road slopes down from North to South resulting in a staggering in heights of the terraced dwellings.
- ☐ Proposal – consent is sought for:
 - *“Single storey rear extension following demolition of existing rear element.”*
 - Proposed materials to match existing.
- ☐ Design - the proposed extension is a moderate addition to the rear of the property.
 - The overall design and appearance of the proposed extension relates adequately to the host dwelling and neighbouring properties.
 - Although the extension will extend across the width of the plot, the rear garden is generous and adequate amenity space remains.

- The proposal will not be visible from the streetscene and no unacceptable harm will be caused to the character and appearance of the streetscene.
- The proposed materials to match existing will help the proposal to relate sympathetically to the host dwelling.
- Design – acceptable.
- Potential impact on neighbouring amenity
 - *impact on no 20:*
 - There is a change in levels in the surrounding area.
 - Although no 20 sits at the same floor/roof level as no 22, the rear garden is lower. The rear extension at no 20 is at a lower ground level than the existing lean to at no 22 although they are both of the same depth.
 - The proposed extension will replace the existing lean-to to the same depth as existing (which matches that at no 20) but will increase the height along the shared boundary.
 - The increase in height is substantial. However, it will not extend beyond the rear elevation of no 20 and any potential impact would be modest and unobjectionable.
 - The orientation of the site means there will be no unacceptable overshadowing as a result of the proposal.
 - Rear steps are proposed out of the extension – these are no greater than 0.3m and no unacceptable harm from overlooking would result.
 - *Impact on no 24:*
 - The proposed works will replace the existing rear extension to the same depth but will infill the side area along the shared boundary with no 24. Given the change in levels, the impact of the height and mass along the boundary will be reduced.
 - No 24 has a flat roof rear extension to the same depth as existing and proposed at the application. There are no windows in the side facing flank wall.
 - Although the proposal will result in an increase in bulk and mass along the shared boundary, the area adjacent to the proposed extension is the shared access way. The area is used for access only and is not high value amenity space.
 - Any potential harm arising as a result of the extension would not result in sufficient harm to warrant refusal of the applicant on these grounds.
 - Rear steps are proposed out of the extension – these are no greater than 0.3m and no unacceptable harm from overlooking would result.

- ☐ Amenity for future occupiers – acceptable.
- ☐ Parking and access – the proposal does not generate the need for additional parking.
- ☐ Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- ☐ Recommendation - Grant conditional permission.

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 extension(s) 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 and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 April 2026	