

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00423/FPH	Single storey front and rear extensions linking main dwelling to garage. Extension and alterations to existing detached garage to include replacement roof and insertion of rooflight, alterations to fenestration following removal of existing garage doors to facilitate garage conversion into habitable accommodation.	46 Heathfield Road Hitchin Hertfordshire SG5 1TB

Submitted Plan Nos

126 2025 008 Rev C 126 2025 001 Rev A 126 2025 002 Rev A 126 2025 003 Rev B 126 2025 005 Rev F
126 2025 006 Rev G 126 2025 007 Rev H.

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 **Relevant Site History**

2.1 25/02283/FPH - Single storey front and rear extensions

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a semi-detached bungalow dwelling situated on Heathfield Road, Hitchin.

4.1.2 A variety of front and rear extensions exist in the immediate locality. The adjoining property has had the front element enlarged and had a hip-gable roof extension.

4.2 **Proposal**

4.2.1 Single storey front and rear extensions linking main dwelling to garage. Extension and alterations to existing detached garage to include replacement roof and insertion of rooflight, alterations to fenestration following removal of existing garage doors to facilitate garage conversion into habitable accommodation.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The proposed single-storey rear extension would extend 4.85m deeper than the existing rearmost wall (excluding garage) extending 3.1m further than the existing rear element to the adjoining neighbour, have a width of 5.6m to join the form of the existing garage and have a dual-pitched gable end roof with an eaves height of 2.55m and a ridge height of 5.0m. The design includes 6no. rooflights. The proposed external materials are all set to match existing. The site offers mitigating circumstances to offset a depth: the existing built form on the northwest boundary, the existing built form to the neighbouring properties, the grain of development along the road with varying depths of rear extensions.

4.3.4 The proposed single-storey front extension would extend 1.6m further than the existing front element to be in-line with the neighbouring front element, have a width of 3.95m extending 0.7m further than existing and have a dual-pitched hipped end roof with an eaves height of 2.5m to match the existing dwelling and a ridge height of 4.5m. The proposed external materials are all set to match existing. This design would closely match the front extension to no.48 Heathfield Road, the adjoining neighbour.

4.3.5 The proposed garage alterations would see the depth increase by 0.7m and the roof form altered from slightly pitched from front to rear to slightly pitched from the side to join the proposed rear extension with an increase in the maximum height by 0.35m. The new design includes 1no. rooflight and a new ground floor side elevation window. The proposed external materials are set to match existing.

4.3.6 The main changes from the previous grant of planning permission under 25/02283/FPH are the proposed garage conversion, the removal of apex windows to the rear extension and an additional rooflight; the current proposal is largely similar in all other regards. In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.8 Regarding no.48 Heathfield Road, the adjoining neighbour, the proposed rear extension would be offset from the shared boundary line by 0.6m and extend 3.1m beyond the existing rear extension at no.48. The low eaves height should mitigate a sense of dominance. No.48 is to the south of no.46, so there should be a minimal increase in shading to no.48. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.48's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.9 Regarding no.44 Heathfield Road, the non-adjoining neighbour, the proposed rear extension would be offset from the shared boundary line by 3.3m and would be largely screened by the existing built form along the shared boundary line. The low eaves height and distance between the dwellings should mitigate a sense of dominance. The increase in height to the existing garage would run along the existing built form and driveway of no.44. No.44 is to the north of no.46, so there may be an increase in shading to no.44; however, this would largely be over the driveway or existing rear element of no.44. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.44's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 The development does not include an increase in the number of bedrooms; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.13 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 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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 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	