

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00490/S73	Variation of condition 2 (revised plans) of planning permission 25/01888/FPH granted 17.09.2025 for First and second storey side extension. Insertion of front ground floor window following removal of existing garage door to facilitate garage conversion into habitable accommodation.	10 Springhead Lane Hitchin Hertfordshire SG4 0LJ

Submitted Plan Nos

25036 - 012 25036 - 001 25036 - 002 25036 - 010A 25036 - 011A

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 **Site History**

- 2.1 25/01888/FPH - First and second storey side extension. Insertion of front ground floor window following removal of existing garage door to facilitate garage conversion into habitable accommodation.

Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour consultations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site accommodates a link-detached, three-storey dwelling on the south side of Springhead Lane, Hitchin. The site benefits from a driveway, a garage and front and rear gardens.

4.2 **Proposal**

- 4.2.1 Variation of condition 2 (revised plans) of planning permission 25/01888/FPH granted 17.09.2025 for First and second storey side extension. Insertion of front ground floor window following removal of existing garage door to facilitate garage conversion into habitable accommodation.
- 4.2.2 The alteration from the original permission granted under 25/01888/FPH is the increase in width of the upper-floor side extension by 500mm.

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

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate 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 alteration from the original permission granted under 25/01888/FPH would see the proposed side extension increase in width from 2.15m to 2.65, maintaining a 0.5m offset from the boundary line. This would result in a slight increase in the peak height of the front gable projection.

4.3.4 Given the limited increase in width, the maintained distance between the main bulk of the dwellings and that the proposal maintains its set back and subservient nature, it is not considered that the design or massing of the extension would result in an adverse effect on the character of the dwelling or the streetscene as to be objectionable.

4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

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.12 Springhead Lane, the adjoining neighbour, the proposal would be offset from the shared boundary line by 0.5m and includes no upper-floor side elevation windows. Therefore, it is not considered that the proposal would result in

unacceptable harm upon no.12's living conditions in terms of overdominance, shading or overlooking.

4.3.9 Regarding no.8 Springhead Lane, the non-adjoining neighbour, the proposal would not be visible from this property. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.8's living conditions in terms of overdominance, 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 proposal includes an increase in the number of bedrooms from 3no. to 5no and the garage conversion would reduce on-site parking provision. The site would maintain sufficient space for 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.12 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

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 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

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 grant of planning application 25/01888/FPH.

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

