

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02379/FPH	Single storey rear infill extension. Insertion of rooflights to existing rear extension. (as amended by plan nos. PL004A, PL005A _ PL006B received 14.01.2026)	21 Saxon Rise Pirton Hitchin Hertfordshire SG5 3FA

Submitted Plan Nos

PL.001 PL.002 PL.003 PL.004A PL.005A PL.006B

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP9	Design and Sustainability

1.0 **Pirton Neighbourhood Plan Policies**

- 1.1 PNP2: Design and Character
- 1.2 PNP3: Residential Extensions

2.0 **Site History**

None relevant

3.0 **Representations**

3.1 Site Notice/ Adjoining occupiers:

Letter of support received from the occupier of No. 6 Saxon Rise.

- 3.2 Herts Highways: Advise that Saxon Rise is a private road not adopted by the Highway Authority. Advises that the Highway Authority cannot impose or enforce design standards, maintenance obligations, or improvement works on this section. Responsibility for its upkeep and any necessary works lies with the landowner or management company.

3.3 Pirton Parish Council:

Raised objections on the original and first revision to the scheme on the following grounds:

- a) adversely affect the street scene by removing the front garden and any green space and replacing it with hard standing.
- b) it does not address our previous comments re secure cycle storage and EV charging points, both of which will be lost.
- c) as a four-bedroom property there should be a minimum of three car parking spaces.

a) this potential parking space requires a dropped kerb, which has not had approval. Were the planning application to be approved, no work should be commenced unless and until approval is granted.

b) any car parking space surface should be semi-permeable.

Comments on current revision (as amended by plan nos. PL004A, PL005A PL006B received 14.01.2026)

I have consulted with the Pirton Parish Council planning committee and Chairman. They appreciate the applicant's willingness to make the changes that the PC requested, and they have no further comments to make about the application.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.2.1 Semi-detached property located on the south east side of Saxon Rise. The property is located within the Pirton village settlement boundary.

4.2 **Proposal**

Single storey rear infill extension. Insertion of rooflights to existing rear extension (as amended) .

4.3 **Key Issues**

4.3.1 Design and Appearance

The proposed rear infill extension is of modest proportions and an acceptable sloping roof design. Matching materials will be used. The proposals would be sympathetic to the existing house in terms of scale, proportions, materials and window design. The proposals will comply with Policies SP9 and D1 and D2 of the Local Plan.

The proposal is also considered to comply with the criteria set out in Policies PNP 2 and PNP 3 of the Pirton Neighbourhood Plan

Impact on neighbours

No impact . The extension is very minor with a very limited projection. Complies with Policy D2 of the Local Plan.

Parking

The proposals would have no impact on the parking at the property. The garage and car parking area in front will be retained.

Climate change

By reason of the modest scale and appearance the proposals would have no impact on local climate change.

4.4 **Conclusion**

4.4.1 The proposal is acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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: 10 February 2026	