

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03002/FPH	Single storey side and rear extensions including alteration to existing ground floor roof form. Addition of cladding to side elevation. Insertion of first floor side window and alterations to fenestration	59 Gaping Lane Hitchin Hertfordshire SG5 2JE

Submitted Plan Nos

A2-00 A2-01-A A2-02-B A2-03-C A2-04-C A2-05 A2-06

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
 - 87/01669/1 - Erection of single storey front, side and rear extensions. CP 27/11/1987.
 - 05/01386/1HH - Part two storey, first floor and single storey side/rear extension (as amended by plans signed and dated 08/11/05). CP 17/11/2005. This appears to have been built on site.
- ☐ Planning constraints – none relevant to the site.
- ☐ Existing property:
 - 2 storey semi-detached dwelling.
 - Both no 57 and 59 have existing single storey rear extensions on boundary to same depth.
 - Large rear garden.
 - Painted pebbledash with brick detail to front elevation.
- ☐ Surrounding area - the surrounding area is largely residential, characterised by similar semi-detached pairs with a degree of uniformity to the streetscene.
- ☐ Proposal – consent is sought for:

- *“Single storey side and rear extensions including alteration to existing ground floor roof form. Addition of cladding to side elevation. Insertion of first floor side window and alterations to fenestration.”*
 - Proposed materials include vertical timber cladding to rear extension walls, brickwork on side extension wall and roof tiles to match existing and brick infill on the front elevation to match existing.
- Design – the proposal seeks to extend the existing property by a further 2m in depth (in addition to the previous extension). This would take the cumulative depth of the rear extensions to the original dwelling to approximately 5.2m.
- Whilst the rear extension is modest in depth, it will alter the appearance of the rear elevation of the property and change the current similar appearance with the neighbouring property no 57.
 - However, the proposal relates adequately to the host dwelling and adequate space remains around the proposal within the plot. The rear extension is not visible from the streetscene and is unobjectionable. The timber cladding is acceptable.
 - The side extension is a modest addition, will not be visible from the street and is acceptable. Proposed materials are brickwork which is acceptable.
 - The proposed alterations to openings on the side elevation facing towards no 61 are minor and acceptable. As side facing windows are first floor, it is reasonable to control the glazing and opening by condition.
 - The alteration to the front elevation from glazing doors/windows to a window is supported and will improve the overall appearance of the property within the streetscene. The infilling of brick to match existing is acceptable.
 - The overall design and appearance of the proposed extensions and alterations relate adequately to the host dwelling and neighbouring properties.
 - No unacceptable harm will be caused to the character and appearance of the streetscene.
 - The proposed materials are acceptable.
- Potential impact on neighbouring amenity
- *impact on no 57:*

- The rear extension will be single story and will project 2m along the shared boundary. The height of the extension will be approximately 3.3m due to the parapet wall along the boundary line. The parapet wall is required to sit at the same height at the top of the neighbouring roof slope for drainage requirements.
 - Due to the height of the proposed extension, there may be some perception of bulk and mass along the boundary line. However, any harm arising is not considered sufficient to warrant a refusal of the proposal on this basis.
 - The orientation of the site means there will be no overshadowing as a result of the rear extension.
- *Impact on no 61*
 - No 59 sits at a lower level than 61.
 - The proposed rear extension works will be located an adequate distance off the boundary, is single storey and no harm will be caused.
 - The side extension will extend along the shared boundary by approximately 1.5m. Due to the modest increase in depth and the lower level of no 59, no unacceptable harm will arise
 - It is considered reasonable to control the glazing of the side facing windows at first floor to protect the privacy of the occupants of no 61 from potential overlooking.
- It is considered that overall, no unacceptable harm will be caused to the amenity of nos 57 and 61.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal does not generate the need for additional parking. There is adequate space to park on the driveway and on street parking provision.
- 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 windows at first floor level on the side elevation facing towards no 61 shall be permanently glazed with obscure glass and non opening below 1.7m above finished floor level.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 February 2026	