

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03215/FPH	Single storey rear extension. Insertion of rear box dormer to facilitate loft conversion into habitable accommodation (updated plans received 05/02/2026 and 11/02/2026).	37 Kings Road Hitchin Hertfordshire SG5 1RD

Submitted Plan Nos

LocationPlan 25352_PL03 25352_PL04 25352 PL11 25352_PL13A 25352 PL14 B 25352_PL15

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 – none relevant.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2 storey, mid terrace dwelling on the west side of King's Road with an outrigger and single storey lean to style rear projection.
 - Brick and tile construction.
 - There is access to the rear garden via an alley, with the first floor over. The agent has confirmed that this is within the ownership of the applicant.
 - King's Road slopes down from south to north, meaning neighbouring property no 36 sits at a slightly lower level.
 - On street parking.
- Surrounding area - The surrounding area is mainly residential in use. The street is characterised by similar terraced properties although there is some variety in the appearance and materials.
- Proposal – consent is sought for:
 - *"Single storey rear extension. Insertion of rear box dormer to facilitate loft conversion into habitable accommodation (updated plans received 05/02/2026 and 11/02/2026)."*
 - Proposed materials include brick to match existing, windows to match existing and hanging slate on the box dormer.
- Design
 - *Single storey rear extension* – this is a modest addition to the property and relates adequately to the host dwelling. It will not be visible from the street and adequate space remains around the proposal within the plot. No unacceptable harm will be caused to the character and appearance of the host dwelling or the streetscene.

Proposed materials to match existing will help the extension to link sympathetically to the host dwelling.

- o *Rear box dormer* – the rear box dormer will be a substantial addition to the rear roof and visible from rear properties. The box dormer is not particularly sympathetic to the character and appearance of the host dwelling. However, it will be located at the rear of the property and will not be visible from the street. The proposal hanging tiles will help the dormer to link with the host dwelling. The rear box dormer is unobjectionable.
- o *Front facing rooflights* - the proposed front rooflights will be visible from the street but are unobjectionable.
- o The overall design and appearance of the proposed extensions/additions are acceptable.
- o Potential impact on neighbouring amenity
 - o *impact on no 36:*
 - o no 36 sits at a slightly lower level than no 37 and has a substantial single storey rear extension.
 - o The proposed rear extension will bring the side elevation closer to no 36. However, there are no side facing windows at no 36 and no amenity space will be impacted.
 - o The rear box dormer may result in a slightly greater level of overlooking but this would not be to a greater extent than could be expected in a built up area. No 36 also has a rear box dormer.
 - o Front rooflights – no impact.
 - o *Impact on no 38*
 - o The proposed rear extension will replace the existing lean to style addition but will not project any deeper to the rear. The extension will not be a significant change to the existing situation other than a moderate increase in height. No unacceptable harm will be caused to the amenity of no 38.
 - o The rear box dormer may result in a slightly greater level of overlooking but this would not be to a greater extent than could be expected in a built up area. No 36 also has a rear box dormer.
 - o Front rooflights – no impact.
 - o It is considered that overall, no unacceptable harm will be caused to the amenity of nos 36 and 38.
- o Amenity for future occupiers – acceptable.

- Parking and access – the proposal will generate an additional bedroom at the property. Parking standards cannot be met at the property as there is no off street parking for these properties in this locality. However, parking is available on the street.
 - Conclusion - the application is 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 March 2026	