

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00232/FPH	Single storey front extension and front porch. Single storey side/rear extension with rear covered canopy area. Erection of pitched roof above existing side extension. Alterations to fenestration.	106 Kings Hedges Hitchin Hertfordshire SG5 2QH

Submitted Plan Nos

Location plan 2025 10 01 A 2025 10 02 A

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 17/04161/FPH - Raising of roof height and insertion of side dormer windows to facilitate loft conversion. Creation of new vehicular crossover to provide two additional car parking spaces. – Conditional Permission
- 2.2 94/00859/1HH - Single storey front extension incorporating canopy over entrance door - Conditional Permission

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises No. 106 Kings Hedges comprises a dwelling within Hitchin. As existing, the dwelling benefits from 2 No. side dormer windows and a single storey side projection.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

- ☐ Single storey front extension and front porch.
- ☐ Single storey side/rear extension with rear covered canopy area.
- ☐ Erection of pitched roof above existing side extension.
- ☐ Alterations to fenestration.

4.3 **Key Issues**

4.3.1 **Principle:** Within the settlement boundary of Hitchin and comprises a modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The proposed built form and materials would be similar to the existing dwelling, and therefore would occasion no detrimental impact upon the character and appearance of the dwelling as seen from and within the street scene. It is noted that the existing dormers and the proposed extensions would cumulatively enlarge the property significantly, however, it is considered that the plot can suitably host these enlargements, and the local grain of development with a mix of dwelling sizes supports this scale. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Heritage considerations:** N/A.

4.3.4 **Impact on the street scene:** The rear extension would be predominantly obscured from view from the street scene given its location within the back garden, and would therefore not harm local character. The front extension and porch would appear prominently, however, it is noted that dwellings nearby benefit from similar extensions in terms of their siting, form and scale. I therefore consider that this element's impacts to the street scene are acceptable. The pitched roof to the side extension would be visible within the street scene, but is considered to be sufficiently sympathetic in built form subservient to the host dwelling. Some views would be gained from neighbouring gardens, though I consider that this would be modest and not objectionable. It is therefore considered that there would be no unacceptable impact to the street scene.

4.3.5 **Impact on neighbours:** The proposal would not project significantly beyond and above the existing front and rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. No neighbour objections were received. Complies with Policy D3 of the Local Plan.

4.3.6 **Parking:** No alterations proposed to the existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.7 **BNG:** Exempt from BNG requirements.

4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

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	