

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02220/FPH	Single storey side extension following demolition of existing garage	2 Oakfield Avenue Hitchin Hertfordshire SG4 9HZ

Submitted Plan Nos

04/04 01/04 02/04 03/04

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SP9 Design and Sustainability

T2 Parking

2.0 Site History

2.1 None relevant

3.0 Representations

3.1 Neighbour Representations – None received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Semi-detached property on the west side of Oakfield Avenue, Hitchin.

4.2 Proposal

4.2.1 Planning Permission is sought for: Single storey side extension following demolition of garage.

4.3 Key Issues

4.3.1 Principle: Within settlement boundary, 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, minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.
- 4.3.4 Impact on the street scene: The works are to the side of the dwelling and would replace and existing single storey building. The only additional bulk would be a sloping roof over the side extension which would be an improvement on the existing flat roofed garage. . Some views would be gained from neighbouring gardens, though I consider that this would be modest. It is therefore considered that there would be no significant impact to the street scene.
- 4.3.5 Impact on neighbours: None. Would not project beyond 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. Complies with Policy D3 of the Local Plan.
- 4.3.6 Parking: Parking for 2 cars would remain at the front of the property on the existing hardstanding. No alteration to existing driveway. 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 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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 November 2025	