

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01760/FPH	Replacement raised roof to facilitate additional accommodation at first floor level. Single storey rear extension following removal of existing shed. Alterations to fenestration and external render. Installation of front hardstanding and provision of two parking spaces.	80 Willian Road Hitchin Hertfordshire SG4 0LT

Submitted Plan Nos

Location Plan HM -24656-01 HM-24656-02 HM-24656-03

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

T2 Parking

2.0 **Site History**

2.1 **93/01193/1HH** Two storey rear extension (as amended by plan no 1537-1-2B dated 16.11.93) **CONDITIONAL PERMISSION**

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached bungalow dwelling on south side of Willian Road, Hitchin. The site benefits from a driveway and a rear garden. The streetscene on the south side of the road is mixed and showcases various dwelling styles and sizes, including brick and render finishes.

4.2 **Proposal**

4.2.1 Planning permission is sought for the replacement raised roof to facilitate additional accommodation at first floor level. Single storey rear extension following removal of existing shed. Alterations to fenestration and external render. Installation of front hardstanding and provision of two parking spaces.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed raised roof height to create a first-floor level and rear extension would not increase the depth of the host property at ground floor as both the front and rear elevations would not project any further than the neighbouring properties elevations. The proposed two-storey and single storey extension would extend further than the existing rear wall, and will match the width of the dwelling and match the proposed roof form. The proposal includes 3no. rooflight on the lean to roof of the single storey element and first-floor side elevation windows to facilitate a stairwell and bathrooms. The external materials would match the existing.
- 4.3.5 The proposed development would alter the character of the dwelling, changing its appearance from a bungalow to two-storey dwelling. The immediate locality showcases two-storey dwellings which are similar in height and massing to the proposed development. I consider that the grain of development and local character would not result in the development appearing out of place or incongruous in the street scene. Materials of construction and built form would broadly match the existing dwelling, and therefore the extensions would be sympathetic to the character of the host dwelling together with the local street scene.
- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.8 Regarding no.82 Willian Road, the neighbour to the east, this is a two-storey dwelling and is located on slightly higher ground than the host dwelling. The proposed first-floor side elevation window would be conditioned to be obscure glazed and non opening to 1.7 metres and would look onto the side flank of No. 82. Therefore, it is not considered that the proposal would not result in unacceptable harm upon the no.82's living conditions, in terms of over dominance, shading or overlooking.
- 4.3.9 Regarding no.78, the neighbour to the west, the proposal would not extend beyond rear most wall of no.78. While the proposal would raise the ridge height and include first-floor side elevation windows, the application dwelling would remain offset from the shared boundary line and would mainly overlook the side flank on No78. Again I will recommend side windows are first floor are to be obscure glazed and non opening to 1.7 metres. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.78's living conditions, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.

- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 The proposal includes an increase in the number of bedrooms but would retain a minimum of 2no. off-street parking spaces with the addition of hardstanding following the removal of the landscaped front garden. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.13 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 Alternative Options

- 4.5.1 None.

4.6 Pre-Commencement Conditions

- 4.6.1 None.

5.0 Recommendation

- 5.1 That planning permission be **GRANTED** subject to the following conditions

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.
2. 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.

3. 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.

4. 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.

5. The windows at first floor level on both side elevations of the development hereby permitted shall be permanently glazed with obscure glass and non-opening up to 1.7 metres in height above 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.

6. Notwithstanding the provisions of Class A within Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 as amended, no windows (other than that/those shown on the approved plan) shall be inserted at first floor level on the side elevations of the development hereby permitted, without the specific grant of planning permission by the Local Planning Authority.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 August 2025	