

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02635/FPH	Part two storey and part single storey rear extension following demolition of existing detached garage. Alterations to fenestration (as amended by plans received on 01/12/2025).	47 Balmoral Road Hitchin Hertfordshire SG5 1XQ

Submitted Plan Nos

A010 Rev 1 A106 Rev 1 A105 Rev 1 A100 A101

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 91/00961/1 - Two storey side extension. Conditional Permission.

2.2 91/00450/1 - Two storey side extension and rear conservatory. Refused.

2.2 90/01430/1 - Two storey side and single storey rear extension with conservatory (as amended by plans received 25th January 1991). Conditional Permission.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received to the original submission. No further consultation is required following the receipt of amended plans due to the minor scale of the amendment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on the north side of Balmoral Road at the junction with Old Hale Way. The property comprises of a semi-detached residential dwelling which benefits from a two-storey side extension and rear conservatory with detached garage to the west and sited

to the rear of the dwelling. Off-street parking exists to the front and garden space is provided to the front, side and rear. The rear and side elevations of the property are visible from views in Old Hale Way which lies to the west of the site.

- 4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Part two storey and part single storey rear extension following demolition of existing detached garage. Alterations to fenestration (as amended by plans received on 01/12/2025).

- 4.2.2 The application has been amended to extend the ground floor extension in width only.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.3 Following demolition of an existing garage, the development would see the existing two-storey side extension extended in depth by 4.0 metres to the rear which would bring the first floor in line with the existing rear elevation of the original dwelling. This aspect of the development would also see an increase in ridge height to the existing side extension, though this would remain set below the ridge height of the original dwelling. At ground floor level the extension would extend 2.1 metres beyond the rear elevation of the original dwelling. Whilst the proposed extensions would form a visual change when viewed in the wider street scene, any impact would be negligible and acceptable. Changes to the fenestration, include the formation of two new window openings to the rear elevation at first floor level, however given there are existing window openings on the rear elevation this is acceptable. At ground floor level, openings to the extension would be to the rear elevation only with three velux rooflights. Materials would match those of the existing dwelling.

- 4.3.4 I am satisfied that the size, scale and design of the proposed extensions would be sympathetic to the existing dwelling, and would not harm the visual amenity of the locality and would be in accordance with Section 12 of the NPPF and Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.5 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 Local Plan.
- 4.3.6 I am satisfied that the proposed extensions would not impact existing residential amenity to any significant degree and would be in accordance with Section 12 of the NPPF and Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.7 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.8 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications

- 4.3.9 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.10 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Section 14 of the NPPF and Policy D1 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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 extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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: 3 December 2025	