

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01659/FPH	Part first floor and part two storey side extension above existing garage and alterations to front fenestration.	1 Matthew Gate Hitchin Hertfordshire SG4 9EQ

Submitted Plan Nos

PL107 PL108 PL109 PL110 PL111 PL112 PL113 PL114 PL115 PL101 PL102 PL103 PL104 PL105
PL106

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 Site History

2.1 17/04023/FPH - Single storey rear extension and replacement garage following demolish of existing single storey extension and garage. Conditional permission – 12/01/2018

3.0 **Representations**

3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 1 is a two-storey detached dwelling situated on the south side of Matthew Gate within a predominately residential area of Hitchin. The property features a part hanging tile and brick finish with uPVC fenestration. The site features an existing garage to the side of the property and existing single storey rear extension.

4.1.2 The local characteristics of this part of Matthew Gate consist of predominately detached dwellings of similar appearance to that of the application site. Parking is a mixture of both off-street and on-street parking.

4.2 **Proposal**

4.2.1 Planning Permission is sought for a first-floor extension over the existing garage comprising a new master bedroom with walk-in wardrobes and an ensuite bathroom. At ground floor the application proposes a small side extension to existing garage and fenestration changes to the front elevation around the existing porch.

4.3 **Key Issues**

4.3.1 **Principle:** The application site is within the settlement boundary of Hitchin and would comprise 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 would therefore result in 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.

4.3.3 **Impact on the street scene:** The works are to the side and rear of the dwelling. The first-floor side extension would be visible from within the public realm. The materials, design and scale are all in keeping with the existing dwelling and whilst views of the additions would be gained from neighbouring gardens and the public realm, I consider that this would be in character with the locality and there would be no adverse impact to street scene or wider area.

4.3.4 **Impact on neighbours:** None. Would not project significantly beyond the existing footprint of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. A new window to the ensuite bathroom would look towards the rear elevation of 46 Blackhorse Lane, however this can be conditioned to be obscure glazed. As a result, outlook would be like the existing relationship, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.

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

4.3.6 **BNG:** Exempt from BNG requirements.

- 4.3.7 **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.

4. The window at first floor level on the south elevation of the development hereby permitted shall be permanently glazed with obscure glass.

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: 10 September 2026	