

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01461/FPH	Single storey rear and side extension including installation of side solar panels following demolition of existing detached garage. Alterations to existing roof to include hip to gable roof extension, insertion of rear dormer window, front roof light and three solar panels to facilitate loft conversion into habitable accommodation. Alterations to fenestration. Air source heat pump at rear.	179 Cambridge Road Hitchin Hertfordshire SG4 0JP

Submitted Plan Nos

26014-001 26014-010

1.0 Policies

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

Notes:

- ② Representations - no objections have been received to this application.
- ② Relevant planning history
 - o 14/01722/1HH - Single storey rear extension. CP 30/06/2014.
 - o 80/00532/1 - Erection of detached double garage. CP 20/03/1980.
- ② Planning constraints – none relevant to the site.
- ② Existing property:
 - o 2 storey semi-detached property on north side of Cambridge Road with generous rear garden.
 - o hipped roof with side facing gable dormer. Other half of semi pair also has extended hipped roof.
 - o existing single storey rear extension – same as other half of semi pair.
 - o large, detached garage at side/rear of the property with pitched roof.
 - o Parking on site for several cars.
- ② Surrounding area - the surrounding area is largely residential with some variety in the streetscene in the immediate proximity of no 179.
 - o A number of properties have extensions including:
 - ② two storey side extension at no 177 extending the roof but retaining the gable feature.
 - ② Hip to gable extension and rear box dormer at no 181.
- ② Proposal – consent is sought for:
 - o *“Single storey rear and side extension including installation of side solar panels following demolition of existing detached garage. Alterations to existing roof to include hip to gable roof extension, insertion of rear dormer window, front roof light and three solar panels to facilitate loft conversion into habitable accommodation. Alterations to fenestration. Air source heat pump at rear.”*
 - o Proposed materials to match existing with cedar cladding on dormer.
- ② Design:
 - o Side and rear single storey element
 - ② the proposed single storey side and rear extensions are a substantial addition to the property. However, the proposal will replace the existing detached garage, reducing the existing width and height of the garage.

- ☐ The side/rear extension is deep and not entirely in proportion with the host dwelling but will replace the existing built form of the garage and is therefore acceptable.
- ☐ The pitched roof of the rear projection is shallower than the existing garage and will reduce the bulk and mass of the extension and relate adequately to the host dwelling.
- ☐ Solar panels on side facing roof pitch are acceptable.
- ☐ The single storey side element will be visible from the street but relates well to the host dwelling when viewed from the front and is acceptable.
- ☐ Materials to match existing are supported.

o Hip to gable roof extension and rear box dormer

- ☐ The hip to gable roof extension will alter the overall appearance of the dwelling from the street and will cause some harm to the character and appearance of the streetscene. However, the streetscene is varied in this location with examples of other gable ended properties nearby (no 175) and a hip to gable extension at no 181 – albeit that this is less prominent in the streetscene than at no 179. Furthermore, the line of the hipped roof is already broken up with the existing side facing gable dormer.
- ☐ The hip to gable roof extension is unobjectionable.
- ☐ The rear dormer is also a substantial addition to the roofslope. However, the twin gable feature relates positively to the proposed rear/side extension and is acceptable.
- ☐ Materials to match existing bricks and tiles are supported. The cedar cladding is not particularly in keeping with the host dwelling or the local area. However, it will not be visible from the street and is therefore unobjectionable.

- o The overall design and appearance of the proposed extension relates adequately to the host dwelling and neighbouring properties.

☐ Potential impact on neighbouring amenity

o *impact on no 177:*

- ☐ the proposed works for the side/rear extension will be sited away from no 177 – no unacceptable harm will arise.
- ☐ The hip to gable roof extension will be sited away from no 177 – no unacceptable harm will arise.
- ☐ The rear dormer will not cause unacceptable harm in terms of bulk/mass or overshadowing. There may be an increase in the degree of overlooking but

this will not be materially different to the existing situation or to a greater degree than could be expected in a built up area.

- ☐ ASHP – it is reasonable and necessary to attach a condition requiring details of the make and model of the ASHP prior to installation to ensure no harm will arise to neighbouring amenity as a result of noise arising from the ASHP.

o *Impact on no 181:*

- ☐ the proposed works for the side/rear extension will be sited close to the shared boundary with no 181.
- ☐ However, the side/rear extension will be single storey and sited approximately 0.9m off the boundary. Whilst some increase in perception of bulk and mass close to the boundary may arise, the extension will replace the existing garage and be screened at its furthest depth by the existing garage at no 181. The area potentially impacted by the rear element of the extension at no 181 appears to be low value amenity space used for access to the garage and bin storage. It is considered that no unacceptable harm will arise.
- ☐ The hip to gable roof extension will not significantly change the existing situation with the side facing dormer. The existing side facing window in the dormer serves the staircase. The proposed side facing window in the gable end will also serve the staircase. As a window serving a non-habitable space, it is not considered necessary to control the opening or the glazing of this window by condition.
- ☐ The rear dormer will not cause unacceptable harm in terms of bulk/mass or overshadowing. There may be an increase in the degree of overlooking but this will not be materially different to the existing situation or to a greater degree than could be expected in a built up area.

☐ Amenity for future occupiers – acceptable.

☐ Parking and access – the proposal does not generate the need for additional parking. However there is adequate space to park on the driveway and on street parking provision.

☐ Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.

☐ Recommendation - Grant conditional permission.

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. Prior to the installation of the Air Source Heat Pump, details of the Air Source Heat Pump shall be submitted to the LPA and approved in writing.

Reason: To ensure that there are no adverse impacts on the design of the dwelling hereby approved or adverse harm on the amenities of the neighbouring occupiers. Local Plan Policies D1 and D3.

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	