

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01799/FPH	Single storey rear extension following removal of existing rear conservatory (amended plans received 08.10.26)	19 Florence Street Hitchin Hertfordshire SG5 1QZ

Submitted Plan Nos

FS101 Rev A FS102 Rev A Location plan

1.0 Policies

SECN5	Meeting the challenge of Climate Change
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SECN14	Achieving well-designed places
SP11	Natural resources and sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Relevant Site History**

2.1 No relevant site history.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site accommodates a two-storey semi-detached house on Florence Street, Hitchin. The site benefits from a small rear garden featuring a close boarded fence between the site and adjoining neighbour, no.18 Florence Street.

4.2 **Proposal**

4.2.1 Single storey rear extension following removal of existing rear conservatory.

4.3 Key Issues

- 4.3.1 **Principle:** the site is within the Hitchin settlement boundary, where development is acceptable in principle.
- 4.3.2 **Design and impact on local character:** The single storey extension would span the width of the rear elevation. The extension would have a flat roof measuring 3m in height. The depth of the extension would be 3m. The extension would be finished in facing brick with uPVC to match the main house. The extension is an acceptable scale and design for its context and therefore accords with Policies D1 and D2 of the NHLP and Section 14 of the NPPF.
- 4.3.3 **Impact on neighbours:** The extension would abut the south boundary, shared with adjoining neighbour no.18. Overbearing, overshadowing and overlooking impacts would be mitigated by the existing boundary fence and no.19's shed, which is situated along the boundary. Impacts to the north would be mitigated by the gap between the site and no.20. Houses along Florence Street have similar levels to the rear, meaning that the extension would not intensify the existing relationship between houses by an unacceptable degree. The proposal therefore accords with Policy D3 of the NHLP.
- 4.3.4 **Parking:** The proposal would not impact existing parking arrangements on site and therefore accords with Policy T2 of the NHLP.
- 4.3.5 **BNG:** 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.
- 4.3.6 **Flood risk:** The rear-most part of the garden is located within Flood Zones 3 and 3b of the Environment Agency's Flood Maps. The extension would be constructed on the higher level of the garden, and the submitted Householder Flood Risk Form confirms that adequate mitigation measures, such as maintaining floor levels and flood proofing, will be incorporated into the development. The proposal accords with Policy SP11 of the NHLP and Section 5 of the NPPF.
- 4.3.7 **Climate change:** The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore complies with Policy D1 of the NHLP and Section 5 of the NPPF.

4.4 Conclusion

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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.

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: 8 October 2026	