

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02221/FPH	Single storey front extension including alterations to existing porch roof. Alterations to fenestration including insertion of ground floor front window following removal of existing garage door to facilitate garage conversion, replacement first floor side window and re-location of front door	70 Highover Way Hitchin Hertfordshire SG4 0RQ

Submitted Plan Nos

DPL.07. Rev A DPL.01. Rev B DPL.02. Rev B DPL.03. Rev B DPL.04. Rev B

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

2.1	20/00457/LDCP - Change of use to existing structure in rear garden from fitness room to a habitable annexe	Granted
2.2	05/00232/1HH - Part two storey, part single storey side extension (as amplified by plans received 11.04.05)	Conditional Permission
2.3	04/01734/1HH - Two storey side extension	Refused
2.4	02/01110/1HH - Two storey side extension and single storey rear extension.	Refused

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey detached dwelling situated on Highover Way, Hitchin.

4.2 **Proposal**

- 4.2.1 Single storey front extension including alterations to existing porch roof. Alterations to fenestration including insertion of ground floor front window following removal of existing garage door to facilitate garage conversion, replacement first floor side window and re-location of front door.

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 and Appearance:

- 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 infill front extension would extend no further forward than the existing front most element with the exception of the bay window, attach to the existing front elements and have a hipped roof matching the height of the existing pitched element. The front entrance door would be relocated to the front elevation. The proposed external materials would match those of the existing dwelling.
- 4.3.4 The garage conversion would likely have a permitted development fallback position and would, therefore, be unobjectionable.
- 4.3.5 The proposed upper-floor side elevation window would be obscure glazed and non-opening less than 1.7m above floor level. The proposal includes the replacement of the existing rear doors with bi-fold doors.
- 4.3.6 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and material palette are considered sympathetic and would not result in an adverse effect on the character of the dwelling or streetscene.
- 4.3.7 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 Neighbour Amenity

- 4.3.8 Policy D3 of the Local Plan states that planning applications will only be granted where the proposal which do not cause unacceptable harm to living conditions.
- 4.3.9 Given that the proposal would result in a minimal increase in the dwelling's footprint, the appropriate massing and the design of the upper-floor side elevation window, it is not considered that the proposal would result in unacceptable harm as to be objectionable to neighbour amenity in terms of overdominance, shading or loss of privacy.
- 4.3.10 This development would therefore be considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 The development does not include an increase in the number of bedrooms; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

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 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 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 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.

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: 20 October 2025	