

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02066/FPH	Single storey rear extension following demolition of existing rear extension, replacement roof above kitchen and external rendering	30 Woolgrove Road Hitchin Hertfordshire SG4 0AT

Submitted Plan Nos

HET 1848_01

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
SECN12	Achieving well-designed places
T2	Parking

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey terraced property on the south side of Woolgrove Road within a residential part of Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for: Single storey rear extension following demolition of existing rear extension, replacement roof above kitchen and external rendering

4.2.2 The proposed extension would have the same depth and width as the existing but would raise the eaves and ridge to match the neighbour.

4.2.3 The proposed materials are:

Roof – Match existing (Concrete interlocking tile)

Walls – Match existing (uPVC)

Window – Match existing (smooth render)

Doors – Match existing (French uPVC)

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary, 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 and would be set to the rear of the site, 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 rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. It is therefore considered that there would be no impact to street scene.

4.3.4 **Impact on neighbours:** None. The extension would not project significantly beyond the existing rear elevation of the host dwelling and would match the neighbouring dwellings rear extension. Set off the boundary with the other neighbour. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, 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.

4.3.8 **Flood Risk:** The site is within Flood Zone 2, a Flood zone form has been included alongside the application setting out appropriate measures to mitigating flood risk. No objection is raised to the proposed development on the grounds of flood risk.

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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 20 October 2025	