

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02481/FPH	Single storey rear extension and hard landscaping (amended plans received 04/12/2025). (Development has commenced).	5 Ashwell Common Graveley Hitchin Hertfordshire SG4 7LJ

Submitted Plan Nos

ASH-10-001 ASH-10-002 ASH-10-010 ASH-10-011 ASH-10-020 ASH-10-021

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

Notes:

- ☐ Representations – neighbour notification was carried out – no objections have been received to this application.
 - Graveley Parish consulted – no objection.
- ☐ Relevant planning history
 - None relevant.
- ☐ Planning constraints – none relevant to the site.
- ☐ Existing property:
 - 2 storey, semi-detached dwelling with off street parking set in a generous plot. Materials include white render and tile roof. The development has been completed.
 - The shared boundary line with the other half of the semi detached pair is stepped in slightly across the rear elevation of no 5.
 - The garden slopes away from the property.
- ☐ Surrounding area - the surrounding area is largely residential. There is a variety in the appearance of the streetscene and materials used.
- ☐ Proposal – consent is sought for:

- “Single storey rear extension and hard landscaping (amended plans received 04/12/2025). (Development has commenced).”
- Materials include grey render and roof tiles to match existing.
- Design - the extension is a modest addition to the property. It relates well to the host dwelling and adequate space remains around the proposal within the plot.
 - The inverted dormer feature is unobjectionable.
 - The hard landscaping includes a wrap around step from the bifold doors and the small patio area. These are acceptable.
 - The extension is partially visible from the streetscene but no unacceptable harm is caused to the character and appearance of the streetscene which is varied.
 - The materials used are acceptable.
- Impact on neighbouring amenity
 - *impact on no 6:*
 - The extension is single story and extends approximately 3.8m in depth rising from approximately 2.5m in height at the furthest depth to approximately 3.7m in height as it joins the main dwelling.
 - The rear extension is visible from the rear garden of no 6. However, the depth of the extension combined with the lean to style roof design and the distance off the shared boundary (approximately 0.6m) means that the degree of harm is acceptable. No harm arising from the hard landscaping.
 - The orientation of the site means there is no overshadowing as a result of the extension.
 - *Impact on no 4:*
 - The works are located away from the boundary with no 4 - no harm is caused.
 - It is considered that overall, no unacceptable harm is caused to the amenity of nos 4 and 6.
- Amenity for occupiers – acceptable.
- Parking and access – the development 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 - Granted.

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: 15 January 2026	