

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02562/FPH	Two storey front and side extension with accommodation in roof space and front canopy following demolition of existing garage and two storey rear extension. Alterations to fenestration and addition of cladding to external elevations. Erection of detached garden outbuilding. Installation of entrance gates with heightened pillars.	25 Langbridge Close Hitchin Hertfordshire SG4 9EL

Submitted Plan Nos

Location Plan P1 P2 P3 P4 P5

1.0 Policies

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

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed places
Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire
Policy SP2 – Settlement Hierarchy and Spatial Distribution
Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design
Policy D2 – House extensions, replacement dwellings and outbuildings
Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 99/00338/1HH - Two storey rear and single storey front. Conditional Permission.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 **St Ippolyts Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site occupies a corner plot at the junction of Langbridge Road with Blackhorse Lane and comprises a detached two-storey residential dwelling which benefits from extensions as approved under 99/00338/1HH. Off-street parking is provided by way of a garage and hardstanding to the frontage. Gardens exist to the front, side and rear of the dwelling. The surrounding area is residential in nature where properties on Blackhorse Lane offer a variety of designs and use of materials.
- 4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Two storey front and side extension with accommodation in roof space and front canopy following demolition of existing garage and two storey rear extension. Alterations to fenestration and addition of cladding to external elevations. Erection of detached garden outbuilding. Installation of entrance gates with heightened pillars.

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 resultant impact on the character and appearance of the area.
 - The impact that the proposed development would have on the living conditions of neighbouring properties.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the proposed development would have on the environment.

Design and Appearance

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Following demolition of an existing garage and two-storey rear extension, the development would see the construction of a two-storey front and side extension. The extension would be to the east side flank elevation and would be flush with the ridgeline of the existing dwelling. As part of the extension, additional habitable accommodation would be formed at second floor level with the installation of a glazed window extending to eaves height and two velux rooflights, one to the side and one to the rear roof slope. As a result of the proposed extensions, additional openings would be formed at first floor level to the east side flank elevation and both front and rear elevations, all of which benefit from existing openings. To the front elevation a canopy would be formed to the entrance doorway, this would align with the front elevation of the proposed extension.

Materials are proposed as red brick with a grey cladding above, the cladding would extend to ridge height to the west side flank elevation of the dwelling. Given the various external finishing materials to properties in the immediate vicinity on Blackhorse Lane, I do not consider the proposed external finish to be contrary to the street scene in this locality.

- 4.3.4 To the westernmost corner of the plot, an outbuilding is proposed, this would be of a minor scale with sloping roof and a total height of 2.4 metres. The external finish would be grey cladding to match that of the extended dwelling. Whilst an outbuilding in this location would be to the side and part rear of the dwelling, it would be forward of the principal elevation of the neighbouring property to the west, no.31 Blackhorse Lane. Despite the felling of two trees to position an outbuilding in this location, neither of which would justify further protection by way of a Tree preservation Order, sufficient established vegetation remains to the boundary that would provide for screening to the majority of the outbuilding, albeit the upper part would be visible, however, given the set back location of the site any harm to the street scene would not be significant in my view.
- 4.3.5 In addition to the proposed extensions and outbuilding, the development would see alterations to the existing vehicle entrance through the heightening of existing gate piers to 1.9 metres and the installation of electric gates which would open into the site. No change is proposed to the width of the existing vehicular access. The gates would have a grey metal finish. Whilst there are no gates of similar appearance in the immediate locality, I cannot see any reason to prevent their installation as they would not amount to any significant visual harm to the street scene.
- 4.3.6 I am satisfied that the size, scale and design of the proposed development would not harm the visual amenity of the locality and would be in accordance with Section 12 of the NPPF and Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.8 I am satisfied that the proposed extension, by virtue of its position on the property and its relationship to existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Section 12 of the NPPF and Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.9 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.
- 4.3.10 As the development includes the installation of gates to the existing vehicular access, gates would need to be inward opening only to prevent any harm arising to other highway users, particularly pedestrians in this case.

Biodiversity Net Gain (BNG)

- 4.3.11 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications

- 4.3.12 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.13 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Section 14 of the NPPF and Policy D1 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 gates hereby approved, shall be of a type that does not extend outwards beyond the boundary of the applications site.

Reason: In order to safeguard highway users and achieve an acceptable standard of design in accordance with Policy T1 and D1 of the North Hertfordshire Local Plan 2011-2031.

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: 3 December 2025	