

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01406/FPH	Two storey side extension including front and rear dormer windows. Alterations to existing dormer windows including installation of external cladding. Alterations to fenestration and external render. (Amended plan received 13/08/26).	50 Westwood Avenue Hitchin Hertfordshire SG4 9LL

Submitted Plan Nos

26005 - 001 A 26005 - 010B

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework August 2026 (NPPF)**

4. Achieving Sustainable Development (S1-6)

5. Meeting the challenges of climate change (CC1-3)

14. Achieving well-designed places (DP1-4)

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

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

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

1.3 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

Sustainability SPD

Parking at New Development SPD

2.0 **Relevant Site History**

2.1 **26/00475/FPH** Two storey side extension and alterations to fenestration.**REFUSED**

Reason for refusal - *The proposed two storey side extension , by reason of its scale and gabled roof form with eaves heights above the existing one and a half storey dwellinghouse, would be unsympathetic to the host dwelling and would fail to respond*

positively to the site's local context and character, resulting in a detrimental impact upon the character and appearance of the property and the surrounding area. The proposed development would fail to comply with Policy D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and Paragraph 135 of the National Planning Policy Framework (2024).

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Semi-detached one and a half storey property located on the corner on the north side of Westwood Avenue. Westwood Avenue features a mix of both one and a half storey dwellings with front and rear flat roof dormers on the roof slopes and two storey semi-detached dwellings. There is a consistency in form of the one and a half storey dwellinghouses with minor extensions mainly to the rear and mainly single storey. The two storey dwellings in Westwood Avenue also have a consistent form with some front porch extensions and other extensions to the rear.

4.2 **Proposal**

4.2.1 Planning permission is sought for a two storey side extension including front and rear dormer windows. Alterations to existing dormer windows including installation of external cladding. Alterations to fenestration and external render.

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 (14 - Achieving well-designed places). Policy DP3 of the NPPF states that “*development which is not well designed should be refused*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.3 Policy D1 of the North Herts Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site's local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3.4 Policy D2 of the North Herts Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3.5 Policy D2 goes on to state that "*extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene*".
- 4.3.6 The proposed two storey side extension would only increase the depth of the host property at ground floor to the rear by a small projection. The proposed two-storey extension would have the same eaves and ridge height and be a continuation of the front and rear dormers which are a feature of a number of dwellinghouses in the streetscene which the previous refused scheme did not appreciate. The external materials would match the existing at ground floor and introduce off white render at first floor. The existing house has white cladding at first floor so the introduction of render would not detract from this in my view.
- 4.3.7 The proposed development would not alter the character of the dwelling given the same eaves and ridge height and dormers. The immediate locality showcases dwellings which are similar in height and massing to the proposed development. I consider that the grain of development and local character would not result in the development appearing out of place or incongruous in the street scene. Materials of construction and built form would broadly match the existing dwelling, and therefore the extensions would be sympathetic to the character of the host dwelling together with the local street scene.
- 4.3.8 This is considered to be in line with Chapter 14 – Achieving well designed places of the National Planning Policy Framework 2026 and Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.9 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 NHLP. Policy D3 sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.10 The proposed side extension are set away from the shared boundary with neighbouring properties. It is therefore considered that the proposed development would not result in any unacceptable harm to the amenities for any neighbouring residential properties.
- 4.3.11 Given the above, the proposed development is considered to be in compliance with both local and national planning policies.

Highways and Parking:

- 4.3.12 The proposal includes an increase in the number of bedrooms but would retain a minimum of 2no. off-street parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.13 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.14 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 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and chapter 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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 hereby permitted shall only be finished in a matching brick work to the existing house with off-white render at first floor as stated on drawing number 26005 - 010B and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA. (delete as appropriate)

Reason: To ensure that the building is in-keeping with the host property and 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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 August 2026	