

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02968/FPH	Single storey rear extension and detached office outbuilding following demolition of existing rear conservatory and detached garage. Rear garden patio area (as amended by plans received 9 January 2026).	13 Grimstone Road Little Wymondley Hitchin Hertfordshire SG4 7HH

Submitted Plan Nos

2285 YPUK P001 Rev P1 2285 YPUK P002 Rev P2 2285 YPUK P003 B Rev P2 2285 YPUK P004 A Rev P1
2285 YPUK P004 B Rev P1 2285 YPUK P006 B Rev P3 2285 YPUK P005 A Rev P3 2285 YPUK P006 A
Rev P2 2285 YPUK P005 B Rev P4 2285 YPUK P003 A Rev P1

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

1.0 **Site History**

1.1 No previous site history.

2.0 **Representations**

2.1 **Neighbour Representations** – 3x Objection from No. 11 Grimstone Road:

December 2025:

- Loss of light and overshadowing impacts.
- Overbearing development and sense of enclosure. Tunnelling effect.
- Noise and disturbance from intensification of use of the outbuilding.
- Poor design.
- Lack of a set-back from the boundary or reduction in scale is not proposed.
- No justification for the height of the outbuilding.
- Overdevelopment of the plot, and out of character with grain of development.
- Cites recent appeal decisions in the district, namely at 31 Thatchers End, Hitchin and 165 Weston Way, Baldock.
- Requests reduction in depth/width of the rear extension and a set-in from the boundary. Limit of outbuilding height to 2.5m, restriction of use of the outbuilding.

January 2026:

- Seeks drawings with written measurements/scale.
- Consideration should be given to reduction in extension width, and a step-in from the boundary.
- Limit the garage to its current form and dimensions with no increase in roof height at any points.
- Imposition of robust conditions is sought to limit the use of the building to ensure it is not noise generating or causing disturbances.
- Seeks committee determination of application rather than under delegated powers.
- The combined scale, massing, siting and proximity would result in losses of daylight, an overbearing impact, loss of outlook, noise generation and disturbance.
- Plans do not demonstrate relationship between dwellings correctly.
- Out of proportion scale of development.
- Increase in garage height of amended plans would still harm daylight compared to existing.
- Loss of outlook.
- Tunnelling effect, reduction in daylight to the kitchen and dining room, the rear garden room and the adjoining lounge.
- Echoing effect from proximity of corridor and walls would result in noise intrusion. Use of the garage for media, work or recreation would potentially transmit noise into neighbours.
- Recommended the following conditions:

- “1. No use as sleeping accommodation or as a separate residential unit.*
- 2. Use limited to incidental, non-commercial desk-based work by the occupiers of the dwelling.*
- 3. No customer-facing or externally attended use.*
- 4. No use as a games room, music room or similar activity.*
- 5. Restricted hours of use (e.g. 08:00–19:00).*
- 6. Acoustic insulation measures to be approved and implemented.*
- 7. Removal of permitted development rights for alteration, extension or change of use.”*

March 2026:

- Although the plans alter the garage roof design, key concerns remain unchanged.
- Written dimensions are not indicated on the plans, including the height to the ridge and eaves. Inadequate to assess against current policy.
- The remaining corridor/gap between the two properties would be inadequate and would result in a tunnelling effect and sense of enclosure.
- Harm to openness, outlook and living conditions for adjacent residents. Continuous built strip would harm amenity.
- Overbearing impacts and loss of amenity. Conflicts with D1 and D3 of the plan.
- Seeks a reduced scale or stepped back extension to alleviate concerns and impacts.
- Seeks clarification of assessment of a PD fallback position and assigning weight to this.
- Seeks strict conditions on the garage building, to mitigate noise and to restrict its use.
- In the round: Concerns of enclosure, loss of amenity, unclear fallback PD position and justification and request specific clarifications within the report.

2.2 Parish Council –

Objection to original scheme:

- Support in principle for home extensions but these must consider neighbour impacts.
- Formal objection to the development in its original form.
- No. 11 is not properly shown on plans.
- Impact from the convergence of the two dwellings is not sufficiently demonstrated or considered.
- Closing angle increases the impact of the development.
- Loss of light to No. 11 from increased garage height.
- No objection subject to the garage not being for commercial purposes.
- Loss of light for kitchen and dining room of No. 11.
- Proposes max height of 2.5m to the garage.
- No opposition to extending No. 13 in principle.
- Seeks the plans demonstrate on-site conditions accurately.

Objection to amended scheme:

- Notes the reduction in scale of the garage following omission of pitched roof. This is a positive change.
- Difficulty in assessing plans due to neighbouring dwelling not being shown on the plans.
- Convergence of the dwellings makes the development more impactful.

This application was initially called into planning control committee, but the call in was withdrawn by email on 5 March 2026. Delegated control of the application is therefore returned.

3.0 **Planning Considerations**

3.1 **Site and Surroundings**

- 3.1.1 No. 13 comprises a semi-detached two storey dwelling off Grimstone Road, Little Wymondley.

3.2 **Proposal**

- 3.2.1 Planning Permission is sought for:

Single storey rear extension and detached office outbuilding following demolition of existing rear conservatory and detached garage. Rear garden patio area (as amended by plans received 9 January 2026). Amended plans were received on 23 February which show neighbouring properties.

3.3 **Key Issues**

- 3.3.1 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:

- 3.3.2 No 13 Grimstone Road is a two-storey semi-detached dwelling house on a residential street within the settlement of Little Wymondley. Policy D1 of the Local Plan states that development will be granted provided the design appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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. Policy HOD2 (Design) of the Wymondley Neighbourhood Plan emphasises how developments should be well-designed and located.
- 3.3.3 An existing rear conservatory and flat-roofed single garage to the side of the dwelling would be demolished. The proposed extension would be to the rear of the dwelling. The extension would be single storey in height, covered by a mono-pitch roof and would be constructed from materials to match the existing dwelling. The lean-to extension would measure about 3.3 at its highest point adjoining the house and 2.5 m high to the eaves. The proposed flat-roofed outbuilding would replace the existing garage and would be of a similar scale, but about 10cm taller.
- 3.3.4 Locally, dwellings benefit from single storey rear extensions of a similar depth and scale to the proposed extension. Therefore, the proposed extension would reflect the local grain of development. The proposed use materials to match the existing dwelling along with its modest scale would result in an extension that would appear in-keeping with the host dwelling and others in the area. The rear extension would not appear prominent within the street scene.
- 3.3.5 The proposed outbuilding would be sited on the footprint of the existing garage. It would feature a flat roof and a window to the principal elevation, with a door/window to the side elevation. The increase in height is not considered to result in an incongruous addition to this part of the site, and its location adjacent to/slightly behind the front wall is considered to achieve a sufficient level of subservience to the main dwelling. The proposed use as a home office is not considered to be unacceptable in this location and subject to a suitably worded condition, would not result in the creation of a separate dwelling or undermine the main dwelling.
- 3.3.5 The proposed development would comply with policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework and Policy HOD2 of the Wymondley Neighbourhood Plan. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 3.3.6 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the

use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

- 3.3.7 The application dwelling is adjoined to the east by No. 15 and No. 11 is located to the west. Objections have been received from No. 11, and this has raised amenity concerns of light loss, dominance, noise generation, loss of outlook and tunnelling impact. The adjoining dwelling, No. 15, has a rear conservatory, and the existing conservatory at No. 13 is of a similar depth. The proposed development would not project significantly beyond the rear elevation of this conservatory, and would be predominantly to the north/west of this neighbour. The proposed extension would not materially harm the living conditions of the occupiers of this adjoining dwelling in terms of outlook and overshadowing. There would be no loss of privacy.
- 3.3.8 No. 11 is the detached neighbour, bordering the site to the east and north-east. This neighbour benefits from an alley between their flank elevation and the garage, and has a single storey rear extension. The proposed single storey rear extension would not extend significantly beyond the original rear elevation of this neighbouring dwelling, or its existing extension. The angled nature of these dwellings would result in the proposed extension being sited closer to this neighbouring property towards its rear elevation. The side windows that this neighbour benefits from would potentially be impacted. However, the proposed extension would not appear overbearing or overshadow to the extent that it would significantly harm the living conditions of occupiers of this neighbouring dwelling. The extension would be predominantly set against the bulk of the existing dwelling and conservatory. It is not considered to be necessary to amend the scheme as requested by the neighbour, as the amenity impacts of the proposal are not considered to be unacceptable.
- 3.3.9 The proposed replacement garage would be situated in a similar location to the existing garage. Its height and bulk would be modestly enlarged, with a flat/shallow mono-pitch roof proposed. No. 11 benefits from windows that look out directly onto this structure, and this is acknowledged, however, given that the proposed garage is of a similar bulk and siting to existing, I consider that changes to outlook and light from these windows and the associated alleyway would be acceptable. The proposed use of the structure, as a home office would not result in unacceptable noise generation or harm to the amenities of this neighbour. It would be unreasonable to restrict the hours of its occupation or to require acoustic information or mitigation be submitted. given the residential use within a residential area. A condition to restrict its use to remain as part of the dwelling is unnecessary as planning permission would be required for it to be used as a separate dwelling. The elevation plans do not show that the changes to the patio levels would result in a raised level to overlook neighbouring occupiers when compared to the existing arrangement. This would be acceptable. The single storey level of windows and outlook from the development is considered to suitably mitigate potential privacy harms from the outlook of the development.
- 3.3.8 Given the above, it is considered that the proposed development would not result in unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 3.3.9 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful. The minimum requirement in accordance with the Parking at New Developments SPD and Policy HOD3 of the Wymondley Neighbourhood Plan.

Environmental Implications:

- 3.3.10 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no 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:

- 3.3.11 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Other Matters:

- 3.3.12 Archaeology have been consulted, but do not object and do not require further information to be submitted. Therefore, policies HE1 of the Local Plan and NHE9 of the Wymondley Neighbourhood Plan would be complied with.
- 3.3.13 It is noted that a neighbour representation has sought the addition of written measurements to the plans to assist the LPA with considering amenity impacts. Given that these plans specify a scale and include a scale bar, sufficient information is provided for the LPA to consider these plans. Plans were provided to show the location of the neighbour in the context of the proposed development.
- 3.3.14 It is noted that the neighbour has sought clarification on whether a PD fall back position is being applied to this application, and what considering is given to this. No certificate of lawfulness has been submitted or determined at the site, and therefore a PD fall back has not been previously established.
- 3.3.15 Given that this application is for householder permission, and would not result in the initiation of the residential use for the site, the LPA is unable to withdraw the permitted development rights to alter the outbuilding. I would not consider this to be necessary.

3.4 Conclusion

- 3.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

3.5 Alternative Options

- 3.5.1 None applicable.

4.0 Recommendation

4.1 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. 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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 March 2026	