

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02966/FPH	Single storey front, side and rear extension. Insertion of first floor side window and alterations to fenestration. Installation of front and side boundary fencing (revised plans received 19/01/2026).	35 Halsey Drive Hitchin Hertfordshire SG4 9QH

Submitted Plan Nos

35HD01 Rev 09 35HD02 Rev 10 35HD03 Rev 09 Location plan Existing Block Plan Proposed Block Plan
35HD01 Rev 01

1.0 Policies

D1 Sustainable design

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

Notes:

- Representations - no objections have been received to this application.
- Relevant planning history
 - 86/00589/1 - Erection of two storey side extension. CP 05/06/1986. This appears to have been built on site.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2 storey semi-detached, previously extended dwelling on the corner of Halsey Drive and Kingsdown.
 - Brick and tile construction.
 - Detached single garage and off street parking space at rear.
 - Partially screened from street at front by mature hedge. Boundary along Kingsdown formed by approx. 2m brick wall which rises with increase in gradient at rear of property.
- Surrounding area - the surrounding area is largely residential with a variety of dwelling types and materials. Examples of extensions.
- Proposal – consent is sought for:
 - *“Single storey front, side and rear extension. Insertion of first floor side window and alterations to fenestration. Installation of front and side boundary fencing (revised plans received 19/01/202).”*

- o Proposed materials include to match existing.
- o Design
 - o The proposed wraparound extensions will be a substantial addition to the property and will bring the side elevation right up to the boundary of the property on Kingsdown. The extensions will change the overall appearance of the dwelling within the streetscene. As a corner plot the additions will be particularly visible.
 - o However, whilst large additions they are single storey and the overall design and appearance relates adequately to the host dwelling and neighbouring properties. The lean to style roof form of the front extension and the pitched roof design to the side extension help the additions to relate more positively to the host dwelling and the streetscene. There are examples of similar additions in the wider locality.
 - o The remaining size of the rear garden will be slightly compromised. However, adequate space remains and there is a modest sized front garden area. The degree of harm caused is not sufficient to warrant refusal of the application on this basis.
 - o Alterations to openings – acceptable.
 - o Changes to boundary treatments – whilst the loss of the hedge to the front boundary is regrettable, it is not a protected hedge and can therefore be removed without planning permission. The replacement proposed low fence is acceptable. It is proposed to replace the existing side 2m boundary wall with a 2m fence. This is unobjectionable.
 - o The proposed materials to match existing are acceptable.
- o Potential impact on neighbouring amenity
 - o *impact on no 33:*
 - o there is a change in levels at the rear of the properties as the garden rises up.
 - o The extension will be single story and 3m in depth and will not cause any unacceptable harm to the amenity of no 33.
 - o The orientation of the site means there will be no overshadowing as a result of the proposal.
 - o *Impact on nos 4 and 6 Kingsdown:*
 - o A side facing window is proposed in the side elevation at first floor serving a bathroom. It is considered reasonable to condition to glazing and opening of this window.
 - o It is considered that overall, no unacceptable harm will be caused to the amenity of neighbouring occupiers.

- Amenity for future occupiers – acceptable.
- Parking and access – there is adequate space to park in the garage and on the driveway to the rear 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 - Grant conditional permission.

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.

4. The window at first floor level on the side elevation facing towards nos 4 and 6 Kingsdown of the development hereby permitted shall be permanently glazed with obscure glass and non opening below 1.7m above finished floor level.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 21 January 2026	