

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01883/FPH	Single storey rear infill extension following demolition of existing rear element and outbuilding. Alterations to roof including hip to gable roof extension; insertion of rear box dormer and front rooflights to facilitate loft conversion. Alterations to fenestration	43 Bearton Green Hitchin Hertfordshire SG5 1UL

Submitted Plan Nos

247 25 100 247 25 101 247 25 102 247 25 103

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Planning History**

2.1 None relevant.

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached dwelling located on the north side of Bearton Road, Hitchin.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear infill extension following demolition of existing rear element and outbuilding. Alterations to roof including hip to gable roof extension; insertion of rear box dormer and front rooflights to facilitate loft conversion. Alterations to fenestration

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not

dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

- 4.3.3 The proposal incorporates several elements. The scheme seeks to incorporate a hip-to-gable extension to the roof to facilitate the insertion of a rear box dormer, with 3NO rooflights on the front roof slope. It would also seek to erect a single storey rear infill extension to square of the existing rear extension, following removal of a single storey element and outbuilding. The rear extension will also incorporate a large roof lantern. The various extensions will utilise materials that match that of the host property.
- 4.3.4 It is considered that the design of the proposal is acceptable in planning terms. Whilst the hip-to-gable extension will unbalance the pair of semi-detached properties to an extent, this is not considered unacceptable as other semis of similar appearance have had this kind of development on this road. The dormer is also acceptable as it will sit within the eaves of the roof, whilst other properties on this street scene have also benefited from similar scaled dormers in the past. The rear extension is also acceptable as it will square of the existing element, be no deeper and see existing piecemeal elements removed. The rear extension will increase in height from approx, 2.9m to 3.5m, but this is not considered unreasonable given the scale of neighbouring development and standards for these types of extensions. The use of sympathetic materials to match the host property is acceptable.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The property benefits from two neighbours, No.41 which is the other semi-detached property and No.45, the detached property. Owing to the nature and scale of the proposal, it is considered that the scheme will not result in any materially adverse harm to the reasonable living conditions and well-being of neighbours, with respect to overdominance, loss of privacy/overlooking and loss of daylight sunlight. The level of extensions and alterations are common for properties such as this and will not give rise to unacceptable impacts on amenity.
- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.9 The proposal is exempt from the mandatory 10% BNG.

4.4 Conclusion

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

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 extension 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. 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: 2 October 2025	