

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01752/FPH	Part two storey and part single storey rear extension. Single storey side extension	162 Wymondley Road Hitchin Hertfordshire SG4 9QJ

Submitted Plan Nos

WR-FP310 Rev 02 Location plan WR-FP101-Rev 01 WR-FP213-Rev 00(1) WR-FP212-Rev 01 WR-FP213-
Rev 00(2) WR-FP210-Rev 02 WR-FP110-Rev 01 WR-FP103-Rev 00 WR-FP201-Rev 00 WR-FP102-Rev 00
WR-FP203-Rev 01 WR-FP202 Rev 00

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Site History**

2.1 26/01238/NCS – Single storey rear extension with the following dimension: Length as measured from rear wall of original dwelling - 6 metres – PANR 15/06/2026

2.2 89/00278/1DC – Erection of shed – NQRD – Not required

3.0 **Representations**

3.1 **Neighbour Consultation** – None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a two-storey semi-detached dwelling located within the settlement of Hitchin. The application site has off road parking provision for two cars, as well as a detached garage set to the rear of the dwelling.

4.2 **Proposal**

4.2.1 The proposal comprises a part two storey and part single storey rear extension and a single storey side extension.

4.3 **Key Issues**

4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties and parking provision.

Design

4.3.2 The proposed two storey rear extension comprises a 2.1m rear projection with a hipped pitched roof set lower than the existing ridge height of the host dwelling. Internally this increases the size of the existing bedrooms on the first floor, allowing for an en suite and dressing area to bedroom 1. At ground floor the single storey rear extension that projects an additional 3.9m extends the kitchen and dining room. The single storey side extension is set back from the principal front elevation by 2.2m and creates a new ground floor bedroom with en suite, all accessed from within the main dwelling. It also all

creates internal floor area for a utility room and ground floor WC. The existing garage would not be accessible from the front of the dwelling and will continue to be used for storage purposes only.

- 4.3.3 The proposal seeks to use materials to match the existing comprising tile and brick to match that of the existing dwelling. The materials and design are considered sympathetic to the existing dwelling and would not result in an adverse effect on the character of the dwelling as seen from the public realm.
- 4.3.4 This is considered in line with Chapter 3 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.5 The applicant submitted a NCS application under planning reference 26/01238/NCS where no neighbour objection was received. This proposed a single storey rear extension comprising 6m in depth along the shared boundary with No 164 Wymondley Road. This was agreed as an acceptable addition.
- 4.3.6 The submitted plans now propose a two-storey element to this addition as well as a single storey side extension taking development up to the shared boundary with No. 160 Wymondley Road. The depth of the two-storey rear projection is shallow enough to not interfere with sight lines from the first floor of the adjoining property. There is already a single storey addition to the side of No.160 and as a result, the side extension will have minimal impact on the closest neighbouring property and the occupiers. The impact of development by means of overlooking and being overbearing is acceptable on the residents of both of the neighbouring properties.
- 4.3.7 There are no new openings at first floor that would present increased overlooking, and the proposals do not result in being unduly overbearing to either neighbouring occupier as a result of careful internal and external design, scale and orientation. Overall, the proposal would have an acceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Chapter 3 of the NPPF.

Environmental Implications

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

Parking

- 4.3.9 The proposal does increase the number of bedrooms by one. Notwithstanding this, the site benefits from space to the front of the property which can accommodate the required number of vehicles for the house. The proposal accords with Policy T2 of the NHLP.

4.4 **Conclusion**

- 4.4.1 Overall, as stated above and weight given to the earlier extant permission, it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the policies set out in the NPPF.

4.5 **Alternative Options - N/A**

4.6 **Pre-Commencement Conditions - 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(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:

- 1 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.

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Signed <i>Anne McDonald</i> Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 September 2026	