

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02822/FPH	Single storey rear and first floor rear and side extensions, with new roof over existing front side extension. Insertion of front and rear rooflights and alterations to fenestration.	63 West Hill Hitchin Hertfordshire SG5 2HY

Submitted Plan Nos

HET-1852-01-B - HET-1852-02-B -

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
 - 11/02381/1HH - First floor side and rear extensions. (Amended plans received 07/11/11). CP 23/11/2011. This has been partially built on site.
 - 11/02812/1HH - Retention of conservatory. CP 22/12/2011.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2-storey, semi-detached dwelling with painted render and tile roof.
 - Existing two storey, flat roof side extension and single storey rear plus conservatory.
 - Driveway slopes up to the property. Garden slopes up to the rear.
 - Neighbouring property no 65 sits at a higher level than no 63.
- Surrounding area - the surrounding area is largely residential with some variety in the appearance of the streetscene and materials used. Examples of extensions in the locality including at no 65.
- Proposal – consent is sought for:

- o *“Single storey rear and first floor rear and side extensions, with new roof over existing front side extension. Insertion of front and rear rooflights and alterations to fenestration.”*
 - o Materials include proposed face brick to match and pebble dash render (painted white finish), plain roof tiles to match and windows to match existing.
- o Design - the proposed extensions will result in substantial additions to the property.
 - o The addition of the hipped roof over the existing flat roof two storey side extension will improve the overall appearance of the property in the streetscene. The ridge height of the existing roof will not be raised but the existing ridge tiles will be replaced. The front roof light is acceptable.
 - o The first floor side and rear additions will be over the existing ground floor. They will be large additions but relate well to the host dwelling and will not be visible from the street.
 - o The modest single story rear extension is acceptable.
 - o The replacement windows, rear rooflight and alterations to openings are acceptable.
 - o The overall design and appearance of the proposed extensions relate adequately to the host dwelling and neighbouring properties. No unacceptable harm will be caused to the character and appearance of the streetscene which has some variety.
 - o The proposed materials of painted white pebbledash are acceptable. Whilst the white colour is a variation from the existing, there are examples of white and cream painted pebbledash in the wider locality.
- o Potential impact on neighbouring amenity
 - o *Impact on no 61*
 - o The proposed single storey rear extension – modest in depth. No unacceptable harm will be caused as does not extend as far as the existing conservatory to be removed.
 - o First floor rear – set well off boundary – no unacceptable harm will be caused. Orientation means no harm will be caused by overshadowing.
 - o *impact on no 65*
 - o No 65 sits higher than no 63 and has been extensively extended.

- The first floor side and rear additions and roof extension will increase the bulk and mass of no 63 close to the boundary. However, they are set off the boundary, do not project beyond the rear elevation of no 65 and sit at a lower level and will not cause unacceptable harm.
- Some impact to the level of light to the side facing windows of no 65 may occur. However, the property has been extended and the side facing windows do not appear to serve habitable rooms.
- A first floor, side facing window is proposed to serve a bathroom. It is considered reasonable to control the glazing of the side facing window to protect the privacy of the occupants of no 65 from potential overlooking.
- It is considered that overall, no unacceptable harm would be caused to the amenity of nos 61 and 65.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal does not generate the need for additional parking. However there is adequate space to park on the driveway 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 window at first floor level on the elevation facing towards no 65 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. 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: 13 January 2026	