

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00523/FPH	Two storey and part first floor front extension, single storey rear extension and installation of front and side canopies. Erection of attached double garage.	Standelfield Standhill Road Hitchin Hertfordshire SG4 9AE

Submitted Plan Nos

PME17565-001-RevB- PME17565-002-RevB- Existing Site Plan PME17565-012-RevA PME17565-005-RevA PME17565-006-RevA PME17565-007-RevA PME17565-008-RevA- PME17565-009-RevA PME17565-010-RevA PME17565-011-RevA- PME17565-012-RevA PME17565-020-RevF - PME17565-021-RevH- PME17565-022-RevG PME17565-023-RevA PME17565-024-RevA PME17565-025-RevA PME17565-026-RevA PME17565027A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SP1	Sustainable development in North Herts
SP9	Design and Sustainability

2.0 Site History

- 2.1 **13/01509/1PUD** Detached triple garage following demolition of existing garage and shed
GRANTED
- 2.2 **23/00887/FP** Erection of two detached four-bedroom dwellings together with associated vehicular access and car parking, private gardens, hard and soft landscaping, and private footpaths. External alterations to the existing dwelling including works to the existing two storey bay window on the south east facing elevation and the insertion of new windows to the south west and north east facing elevations. (Amended plans recieved 16.10.2023) **REFUSED – APPEAL DISMISSED**
- 2.3 **TPO/00209 (2023)** North Hertfordshire District Council (Standelfield, Standhill Road, Hitchin)
2023 **CONFIRMED**

3.0 **Representations**

3.1 **None**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Standlefield, which is a large, detached dwelling. The host dwelling has a raised position in the middle of the site and has a well-established tree belt along the front boundary with Standhill Road. The curtilage of Standlefield has been previously subdivided with development of Mount Zion and the 6 houses on Sandy Grove built in the late 1980s.

4.1.2 There are two access points currently to the site, one from Standhill Road and the other from Sandy Grove.

4.2 **Proposal**

4.2.1 Planning Permission is sought a two storey and part first floor front extension, single storey rear extension and installation of front and side canopies. Erection of attached double garage.

4.2.3 Materials include brickwork and roof tiles, and timber windows and doors to match the existing.

4.3 **Key Issues**

4.3.1 Policy SP2 (Settlement Hierarchy) states that development will be focused within the District's towns, including Hitchin, where development is supported in principle subject to compliance with the remainder of the Plan. Policy D1 (Sustainable Design) requires development proposals to respond positively to their local context, make a positive contribution to the appearance of the area, and be well integrated with surrounding buildings and land uses. Policy D3 (Protecting Living Conditions) states that planning permission will be granted where proposals would not result in a significant detrimental impact on the living conditions of existing or future occupiers, including through overlooking, loss of privacy, overshadowing, or overbearing impact.

4.3.2 The National Planning Policy Framework (NPPF) is also a material consideration. Paragraph 135 of the NPPF requires that developments are visually attractive, sympathetic to local character, and contribute positively to the overall quality of an area. It further requires that development provides a high standard of amenity for existing and future users.

4.3.3 However, the design of the proposal raises significant concerns.

Design and Appearance:

4.3.4 The detailed design and layout of the proposal give rise to significant concerns which outweigh the acceptability of the proposal in principle.

- 4.3.5 The proposed development, by reason of its scale, massing, form and composition, would result in a visually dominant and poorly integrated additions to the host dwelling. The cumulative impact of the two-storey and part first floor front extension, attached double garage, front and side canopies, and single storey rear extension would appear as a series of incongruous bolt-on additions that fail to respect the proportions, architectural rhythm and character of the existing dwelling.
- 4.3.6 In particular, the front elevation would appear overly crowded and unbalanced, with an incoherent arrangement of fenestration and competing architectural features resulting in a lack of visual harmony. The proposed extensions and additions would erode the simple form and established character of the property. The development would therefore appear contrived and overly prominent within the street scene.
- 4.3.7 Whilst the site lies outside the conservation area, it occupies an elevated position and is visible from public vantage points within the surrounding area. As such, the poor design quality and excessive visual bulk of the proposed development would cause harm to the character and appearance of the site and its wider setting.
- 4.3.8 The proposal is therefore contrary to Policies SP9, D1 and D3 of the North Hertfordshire District Council Local Plan 2011–2031, which seek high quality design that responds positively to its context and preserves or enhances the character and appearance of an area. The proposal would also fail to accord with Section 12 National Planning Policy Framework, in particular paragraphs 135 and 139, which require developments to be visually attractive, sympathetic to local character, and reflective of good design principles.

Neighbour amenity

- 4.3.7 The scale and proximity of the proposed extensions given the distance to the neighbouring properties would not result in a significant deterioration in the living conditions of neighbouring occupiers in my view. The proposal therefore complies with Policy D3 of the Local Plan, which seeks to protect residential amenity, and with the amenity objectives of the NPPF.

4.4 Conclusion

- 4.4.1 Whilst the extension of a dwelling is acceptable in principle within a residential area, the proposal would result in clear and demonstrable harm in respect of its impact on the host property and character and appearance of the area. These adverse impacts are considered to significantly and demonstrably outweigh any limited benefits associated with the proposal.

4.5 Alternative Options

- 4.5.1 None applicable.

5.0 Recommendation

5.1 That planning permission be **REFUSED** for the following reasons:

1. The proposed two-storey and part first floor front extension, single storey rear extension, attached double garage, and front and side canopies, by reason of their scale, massing, design and poor integration with the host dwelling, would result in a visually intrusive and incongruous form of development. The proposal would appear as a series of unsympathetic bolt-on additions, creating a cramped and unbalanced front elevation with poor fenestration proportions that would fail to respect the character, appearance and proportions of the existing dwelling or the surrounding area. Due to the elevated and publicly visible position of the site, the development would cause harm to the visual amenities of the street scene.

The proposal is therefore contrary to Policies SP9, D1 and D3 of the North Hertfordshire District Council Local Plan 2011-2031 and Section 12 of National Planning Policy Framework, in particular paragraph 135, which together seek to secure high quality design that responds positively to local character and context.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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
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Date: 14 May 2026	
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