

DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03175/S73	Variation of condition 2 of planning permission 25/00645/FPH granted 16.06.2025 for two storey and part single storey rear extension and front porch following demolition of existing rear element (as amended by plans received 29th May 2025) (Development has commenced).	28 Common Rise Hitchin Hertfordshire SG4 0HN

Submitted Plan Nos

28CMN15 28CMN09 28CMN10 28CMN11 28CMN12

1.0 Policies

D2	House exts, replcmnt dwellings outbuild
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D1	Sustainable design
D3	Protecting living conditions
SECN12	Achieving well-designed places

2.0 **Site History**

2.1 Recent history for rear extensions. Of relevance:

- ☐ 23/00011/FPH for a part single and part two storey rear extension, front porch and rear outbuilding. Conditional permission.
- ☐ 25/00645/FPH for a part single and part two storey rear extension, front porch and rear outbuilding. Conditional permission. This is part built on site but has not been built in accordance with the approved plans on the shared boundary with no.26.
- ☐ 25/02561/FPH for a part two storey and part single storey rear and side extension and front porch following demolition of existing rear elevation. Refused.
- ☐ 25/03175/S73 – this application.
- ☐ 26/00285/S73 for the variation of 25/00645/FPH for the retention of the outbuilding as built. Not yet validated. Due to this application being submitted the outbuilding has been removed from the description of development of this application.

3.0 **Representations**

3.1 The application has been advertised with neighbour notification letters. An objection has been received from one neighbour. Key points raised include:

- ☐ All communications with our neighbour have ceased. We were informed that matters such as the details regarding the Party Wall Act would be undertaken this has not happened.
- ☐ Part of our lead flashing by our gutter has been re-arranged without our consent.
- ☐ We maintain that the boundary line is not being shown in the correct place.
- ☐ The pointing and external finish of the side flank wall is poor quality and how will this be rendered without access from no.26.
- ☐ How are we to access our gutter for maintenance?

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey, semi-detached house positioned on the east side of the road with front and rear gardens. Construction works have commenced on site.

4.2 **Proposal**

4.2.1 Part two storey and part single storey rear extension and front porch:

- ☐ The front porch is 4.5m wide and 1.5m deep with a flat roof.
- ☐ The ground floor part of the rear extension is part 4.7m (off the back of an existing rear extension) and part 7.6m deep and is just under 7.5m wide with a 1.2m wide extension to the existing side flank wall.
- ☐ The first floor part of the extension is part 3.7m (on the side next to no.26) and part 5.1m deep with the first floor extension being in line with the side flank wall of the house.
- ☐ Flat roofs at ground floor level and a twin gable roof at first floor level with a parapet wall detail on the joint boundary with no.26 are proposed.
- ☐ The plans show the external materials to be white render on the front porch to match and a brick finish on the rear extension. The application form for application 25/00645/FPH contains an error as the material stated on this are 'traditional brick walls' as existing with proposed materials to match. This is an error as the house is rendered.

4.3 **Key Issues**

4.3.1 **Principle:** There is no objection to the principle of extensions to this existing home within the urban area of Hitchin and the planning history also sets the precedent for large scale extensions to the home. This application is a variation to planning permission 25/00645/FPH.

4.3.2 **Design:** The planning history sets the precedent for part single and part two storey rear extensions to the house. I have no objection to the enlarged front porch which will not have an adverse visual impact either on the house or the context of the street scene and which can be regarded to comply with the aims of Policies D1 and D2 of the Local Plan.

4.3.3 I also have no objection to the altered first floor parapet detail to first floor side extension next to no.26 which will prevent the extension from affecting the built form of no.26. I note the objections raised by no.26. However, I consider these issues to be a civil matter between the neighbours and not planning matters affecting the consideration of this application. Regarding the boundary issues, I am satisfied that the proposed works are within the land area of and boundary ownership of no.28 and that the application is valid on this basis. Regarding the matter of the position of the boundary fence down the length of the garden, this is not applicable to the consideration of this application.

4.3.4 I note the concern of no.26 that the side flank wall cannot be rendered without access from no.26. However, the plans show that the rear extension is to have a brick finish. Given this is the approved finish of the parent application and the extension is at the rear so there will be limited visual impact from the rear extension in the street scene through the gap at the side between numbers 28 and 30, I raise no objection to the brick finish of the extension. I note the concerns from no.26 that the work appears to be poor quality. This will be a matter for building control. On the basis that the change is the alteration of the side roof to a parapet design I am of the view that the extension complies with the aims of Local Plan Policy D2..

4.3.5 **Impact on neighbours:** I do not consider that the enlarged porch or parapet roof design will have any adverse impact on the neighbours and the application is considered to comply with the provisions of Local Plan Policy D3.

4.3.6 **Parking:** There is off street parking for one car in the front garden. The former garage rear of the house has been removed for the rear extension. Given the planning history has already permitted this, no objection on the basis of parking.

4.3.7 **BNG:** Exempt from BNG requirements.

4.3.8 **Climate change:** Due to the requirement of Building Regulations to use high levels of insulation and low flow water fittings there is no objection to the proposal on the basis of adverse impact on climate change.

4.4 **Conclusion**

4.4.1 Conditional permission.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 Not applicable.

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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 February 2026	