

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01056/FPH	Two storey side extension and part two storey and part single storey rear extension following demolition of existing side element and detached garage. Open sided front porch canopy, external render and alterations to fenestration. Provision of 3 parking spaces.	34 Oakfield Avenue Hitchin Hertfordshire SG4 9JB

Submitted Plan Nos

E01 P01

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

T1 Assessment of transport matters

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 No previous history.

3.0 **Representations**

3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 34 comprises a semi-detached two storey dwelling off Oakfields Avenue, Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Two storey side extension and part two storey and part single storey rear extension following demolition of existing side element and detached garage. Open sided front porch canopy, external render and alterations to fenestration. Provision of 3 parking spaces.

4.2.2 Materials of construction are proposed to be:

- White render
- Concrete roof tiles to match
- Grey UPVC/aluminium windows and doors

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The proposed built form and materials would be similar to the existing dwelling and other extensions along Oakfields Avenue, no detrimental impact upon the character and appearance of the dwelling as seen from the street scene. The increased area of hardstanding would allow for the parking of 3 vehicles on the

driveway. The appearance of this would be in keeping with nearby dwellings. The proposed rendering of the property would materially alter the appearance of the dwelling, however, given the rendered appearance of dwellings opposite and around the site, I do not consider that the appearance of this would be harmful. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The works are to the side and rear of the dwelling and would therefore the rear extension would be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. The side extension would be consistent with the appearance of the dwelling and the wider street scene. It is therefore considered that there would be no harm to the street scene.

4.3.4 **Impact on neighbours:** The proposed works would not extend significantly beyond the rear elevation of No. 36 at ground floor level. With regards to No. 32, the extension would extend approximately 3.4m at ground floor level from the rear elevation, and therefore the proposed depth would not occasion unacceptable harm to the amenities of these occupants. The first floor element would be set away from the boundary with No. 36, and would be approximately 3.4m in depth, I therefore do not consider that it would occasion unacceptable harm by reason of a loss of light or from dominance. Outlook from the extensions would remain consistent with the existing dwelling, and therefore I do not consider that privacy would be harmed. I consider it is prudent to obscure glaze the first floor side window. No neighbour objections were received. Complies with Policy D3 of the Local Plan.

4.3.5 **Parking:** At least 2 parking spaces would be provided off-street. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements. Hedge and trees in gardens would not be removed, though some parts of the hedge would be reduced.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None 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.

3. The window at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass unless otherwise agreed in writing by the Local Planning Authority. .

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 June 2025	

