

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01063/FPH	Part two storey and part single storey rear extension. Insertion of second floor rear windows and rear and side rooflights to facilitate loft conversion. Alterations to existing attached garage to include alterations to fenestration and raised roof height to facilitate gym and storage with study above in roof space to facilitate garage conversion into habitable accommodation following partial demolition of garage.	24 Wymondley Road Hitchin Hertfordshire SG4 9PN

Submitted Plan Nos

2514-WYMO24-A2-00 - 2514-WYMO24-A2-01 2514-WYMO24-A2-01 2514-WYMO24-A2-02 2514-WYMO24-A2-04B 2514-WYMO24-A2-05B 2514-WYMO24-A2-06C

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 Conservation Officer - I raise **NO OBJECTION** on the basis that the proposal will not harm the character or appearance of the Hitchin Conservation Area, thereby satisfying the provisions of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of North Hertfordshire Local Plan 2011-2031.

3.2 No neighbour reps received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 24 Wymondley Road is located within Hitchin Conservation Area (Character Area 5: The Avenue, Highbury Road, Wymondley Road, Chiltern Road and The Chilterns). There is an Article 4 Direction on it removing some permitted development rights, but it is not listed or noted as of local interest. It is however considered a 'positive building'.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for part two storey and part single storey rear extension. Insertion of second floor rear windows and rear and side rooflights to facilitate loft conversion. Alterations to existing attached garage to include alterations to fenestration and raised roof height to facilitate gym and storage with study above in roof space to facilitate garage conversion into habitable accommodation following partial demolition of garage.
- 4.2.2 The rear extension will extend 7.4m from the rear elevation at ground floor level and 2.4m at its widest point on first floor level. The proposals will increase the internal floor areas by 74.4sqm at ground floor level, 35.2sqm at first floor level and 62.7sqm at second floor level. The new rear extension at ground floor level (main house) will consist of brickwork walls; metal standing seam roof; painted narrow profile aluminium-framed double-glazed doors and windows. The first floor extension will consist of a pitched tiled roof and rendered walls to match the existing house with timber framed windows to match the existing. The garage extension will have brickwork walls and pitched tiled roof to match the existing house.

4.3 **Key Issues**

- 4.3.1 **Principle:** Within settlement boundary of Hitchin, comprises alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan
- 4.3.2 **Heritage and Design:** Given this is a large detached dwellinghouse with ample sized rear garden and spacing surrounding the property the proposed rear projection although large would not have a detrimental impact on the host property or neighbouring properties in my view. Following consultation and amendments to the scheme to overcome heritage concerns the proposed built form and materials, no detrimental impact upon the character and appearance of the dwelling as seen from the street scene. Subject to conditions to materials to ensure the roof tile match I am satisfied that the proposed development complies with Policy D1 and HE1 of the Local Plan and Section 16 of the NPPF. The architectural and historic interest of the building would be preserved.
- 4.3.3 **Impact on the street scene:** The works are to the side/rear of the dwelling and would be to a dwelling set back from the highway edge behind a line of trees and hedging. It would therefore be predominantly obscured from view from the public realm. Some views would be gained, though I consider that this would be modest. It is therefore considered that there would be no detrimental impact to street scene.
- 4.3.4 **Impact on neighbours:** The proposed works would increase the built bulk adjacent to the boundary with No. 24 with the addition of a pitched roof over the garage. Given the separation to the boundary created by the existing mature vegetation and the off-set from the side boundary by the extension, I do not consider that the proposed works would be overbearing to this neighbour. No. 26 is set forward of the host property and has a considerable mature vegetation on the boundary. The large plot and relationship with the neighbours would ensure that there would be limited impact to existing residential amenity and therefore complies with Policy D3 of the Local Plan and Section 12 of the NPPF. The first floor balcony is partly obscured by the two storey extension and the additions and changes to fenestration given that they would be rearward or at ground floor on the side, privacy impacts

from the development are not considered to be objectionable. No neighbour objections were received. Complies with Policy D3 of the Local Plan.

- 4.3.5 **Parking:** No alteration to existing driveway or offstreet parking availability, although removing garage through conversion the proposal would not cause a loss of parking on-site and therefore complies with T2 of the Local Plan.

- 4.3.6 **BNG:** Exempt from BNG requirements.

- 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 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.
2. 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.

3. 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. Details and/or samples of roof tiles for the new roof over former garage together with the two storey rear extension shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site in accordance with the approved sample or details.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

4. All new facing brickwork shall be finished in The Grantchester Blend 50mm brick, with render to match the existing as stated in the Design Statement and thereafter shall be retained as such.

Reason: To ensure that the building is in-keeping with the host property and 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.

5. Notwithstanding the circular window at first floor on the rear elevation, all new windows (6) hereby permitted shall receive a lead detail to the top light unless otherwise agreed and approved in writing by the LPA and colour shall be oatmeal/putty as outlined in submitted Design Statement.

Reason: To ensure that the building is in-keeping with the host property and 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:

6. In accordance with the approved plans the front doors to the former garage shall be manufactured in timber and shall be side-hung doors opening outwards and retained as such.

Reason: To ensure that special regard is paid to the character and appearance of Hitchin Conservation Area under Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and HE1 and D1 and D2 of the North Herts Local Plan.

Proactive Statement:

7. Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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	Development Management North Hertfordshire District Council
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 Shaun Greaves Determining Officer	Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 July 2026	