

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02572/FPH	Single storey rear extension and front porch extension. Insertion of two rooflights to existing rear extension (as amended by plans rec'd 17 December 2025)	80 Balmoral Road Hitchin Hertfordshire SG5 1XQ

Submitted Plan Nos

Location Plan HM-25669-01 HM-25669-02 HM-25669-03 REV A

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 13/00035/1PUD - Dormer window in rear roofslope and insertion of 2 rooflights in front roofslope - Granted

3.0 **Representations**

3.1 **Neighbour Representations** – 2x Objection from No. 79 :

November 2025 – Objection:

- Harm to amenity.
- Loss of light and outlook.
- Seeks to be sent neighbour letter directly.

January 2026 –

- Questions provision of natural light following amended scheme.
- Loss of light to rooms.
- No change to porch plans, loss of light into front room.
- Previous concerns remain the same.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 80 comprises a mid-terrace two storey dwelling off Balmoral Road, Hitchin. The existing dwelling benefits from a rear dormer window.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

- ☐ Single storey rear extension and front porch extension.
- ☐ Insertion of two rooflights to existing rear extension.

Amended plans were received in December 2025 seeking to incorporate white render following objections from a neighbouring property.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed extension would be confined to the rear of the dwelling. Views would be gained from neighbouring properties, but not from the public realm along Balmoral Road. The built form and appearance of the extension are considered to be in-keeping and suitably sympathetic to the surrounding area. Its appearance is therefore acceptable. The proposed scale and depth of the extension are acknowledged, and the provision of such a large extension to an outrigger is not a common feature to terraced dwellings along Balmoral Road. It can therefore be considered that the layout are not compatible with this, however, in isolation, I do not consider that the scale impacts from the development would be objectionable. The introduction of rooflights would be a minor

change to the dwelling, and is not considered to harm local character, with reference to the existing rooflights present along Balmoral Road.

- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 No. 80 is neighboured to the west by No. 79 and to the east by No. 81. The gardens are north facing to the rear, and the proposed extension would sit adjacent to the shared boundary with No. 79. Given the lack of projection beyond the rear, and the relatively modest increase in height, impacts to No. 81 are not considered to be significant over the existing arrangement. Turning to No. 79, the development would sit immediately on the boundary with this neighbour. A site visit was conducted to observe the impacts of the development from the application dwelling, and from within No. 79, notably from the dining room and the kitchen spaces. The dining room benefits from a single window at the rear elevation of the dwelling, where the outrigger meets the main dwelling. The kitchen benefits from a window and a door, both facing the extension. An initial objection was received, citing amenity concerns, and amended plans were sought, requesting the introduction of white render to provide light reflection to improve the amenities afforded to these rooms. A further objection was received for these amended plans, again citing amenity concerns, concluding that the amendment did not overcome their concerns. Following consideration of this objection, the amended plans, and site visit observations, it is concluded that the proximity, height and depth of the extension would result in an unacceptable overbearing impact for the dining room and kitchen spaces serving No. 79. Although the render would provide some improvements by conducting light into these rooms, the visual impacts would be significant and would not be supported.
- 4.3.7 Given the above, it is considered that the proposed development would result in an unacceptable detrimental impact upon neighbouring occupiers and is therefore contrary with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

4.4.1 Although an amended scheme was submitted, the proposed development is not considered to be acceptable as it would occasion unacceptable harm to the amenity of neighbouring occupiers. It is considered to run contrary with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Refuse permission.

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 extension, by reason of its siting, scale and bulk, would result in an unacceptable losses of light and an overbearing impact upon the occupiers of the neighbouring property. The proposed development would fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the core principles set out within the National Planning Policy Framework (2024).

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 January 2026	