

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01449/FPH	Two storey front and rear extension and replace existing windows following demolition of existing side element and rear conservatory (amended plans received 12 December 2025)	6 Sollershott West Letchworth Garden City Hertfordshire SG6 3PX

Submitted Plan Nos

3835 02 3835 30B 3835 31K 3835 32C

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 None

3.0 **Representations**

3.1 24 Highfield – Comment – concerns over building the extensions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 12 comprises a detached two storey dwelling off Dale Close, within a residential area in Hitchin.

4.2 **Proposal**

4.2.1 Planning permission is sought for a two storey front and rear extension and replace existing windows following demolition of existing side element and rear conservatory (amended plans received 12 December 2025)

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, impact on the streetscene and impacts on neighbour amenity.

Design and streetscene

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The amended proposed extensions would sit comfortably within the existing dwelling, with an acceptable design, roof form and detailing and proposed materials to match the existing. The extension will not harm the character and appearance of the dwelling and the street scene in my view given the variation of dwellinghouses in size and plot size in the streetscene.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies HE1, D1 and D2 of the Local Plan and Section 12 of the NPPF.

Neighbour amenity

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The front extension is sited in the middle of the front elevation with a modest depth and the rear extension has a maximum depth of 3.7 metres and sits within the side projection and therefore contained within the existing footprint of the host property and doesn't project further than the neighbours built form. No additional windows on the side flank are proposed. In my view the extensions would not appear overbearing or result in loss of light and amenity to nearby dwellings. The roof forms match the existing in form and proportion.
- 4.3.8 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Parking

- 4.3.6 No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

BNG

- 4.3.7 Exempt from BNG requirements.

Climate change

- 4.3.8 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. 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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: 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.

Biodiversity Net Gain

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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 January 2026	