

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02245/FPH	Part two storey and part single storey rear and side extension following demolition of existing extension. Installation of rear patio and steps.	24 Brampton Park Road Hitchin Hertfordshire SG5 1XF

Submitted Plan Nos

1163 - 01 1163 - 02 1163 - 03 1163 - 04 1163 - 05 1163 - PL01A 1163 - PL02 1163 - PL03A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

Notes:

- ☐ Representations - no objections have been received to this application.
- ☐ Relevant planning history
 - 98/00778/1HH - Single storey rear extension. CP 09.07.1998.
- ☐ Planning constraints – none relevant to the site.
- ☐ Existing property:
 - 2 storey detached dwelling of brick, render and tile roof construction;
 - There is a single storey side and rear flat roof extension and a single storey hipped roof rear extension and an outbuilding in the rear garden;
 - The site is bounded to the north-west by an access road leading to an infill development to the rear, the north-east by Brampton Park Road, the south-east by no 23 and to the south-west by rear garden of no 22;
 - There is a change in gradient at the rear of the site with a step up to the rear outbuilding and garden from the patio. The application property sits at a slightly lower level than no 23;
 - There is off street parking for 1-2 cars.
- ☐ Surrounding area - There is some uniformity in the streetscene with some variation in materials and design.
- ☐ Proposal – consent is sought for:
 - *“Part two storey and part single storey rear and side extension following demolition of existing extension. Installation of rear patio and steps.”*
 - Proposed materials are to match existing.
- ☐ Design

- the proposed single storey and two storey extensions are a relatively substantial addition to the property. However, they will replace the existing single storey side/rear extension and improve to overall design and layout of the property;
- the single storey side extension will replace the current extension and will improve the character and appearance of the dwelling from the street;
- the single and two storey rear extensions are not particularly visible from street. Oblique views will be gained from the Brampton Park Road and from the access road to the infill development to the rear;
- Whilst the two storey rear extension is large, it relates well to the host dwelling in terms of proportion and design;
- Adequate space remains around the proposal within the plot;
- The new patio and steps are acceptable;
- The overall design and appearance of the proposed extensions relate adequately to the host dwelling and neighbouring properties;
- No unacceptable harm will be caused to the character and appearance of the streetscene which has some variety;
- The proposed materials to match existing will help the extensions to relate sympathetically to the host dwelling and are acceptable.

☐ Potential impact on neighbouring amenity

- *impact on no 23:*
 - ☐ The proposed veranda will extend approximately 1.5m along the shared boundary with no 23 and will not significantly alter the existing situation. The veranda will be an open structure, reducing the potential impact. There is also an outbuilding along the shared boundary in the garden of no 23, further reducing any potential harm;
 - ☐ the two storey extension will be set approximately 2.9m away from the boundary with no 23 and will not cause harm to the amenity of the occupiers of no 23. The orientation of the properties means that no overshadowing will occur as a result of the proposal;
 - ☐ the proposed patio and steps will not significantly alter the existing situation and will in fact extend the lower level of the garden deeper into the site.
- *Impact on no 22*
 - ☐ The two storey rear extension could result in a greater degree of overlooking into the rear garden of no 22 than the current situation due to the orientation of the properties. However, this would not be to a greater degree than can be expected in a built up area and is not considered to cause unacceptable harm.

- It is considered that overall, no unacceptable harm would be caused to the amenity of nos 22 and 23.
 - Amenity for future occupiers – acceptable.
 - Parking and access – the proposal does not generate the need for additional parking. However there is adequate space to park one car on the driveway and on street parking provision.
 - Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
 - Recommendation - Grant conditional permission.
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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.

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: 18 November 2025	