

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01991/FPH	Single storey front extension following demolition of existing front porch. Cladding to existing first floor front elevation and render to existing side elevation.	16 Winston Close Hitchin Hertfordshire SG5 2HB

Submitted Plan Nos

D154_A_100_P01 D154_A_101_P01 D154_A_102_P01 D154_A_103_P01 D154_A_104_P02
D154_A_105_P02 D154_A_106_P02

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Site History**

2.1 10/01403/1HH - Single storey side extension to form entrance porch - Conditional permission – 17.08.2010

3.0 **Representations**

3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 16 Winston Close is a detached property, on the corner of Winston Close and Grays Lane, within an established residential area in Hitchin. The property has an existing pitched roof porch which would be demolished as a result of this proposal.

4.2 **Proposal**

4.2.1 Planning permission is sought for demolition of the existing porch and replacement with a single storey extension comprising a ground floor bedroom/office and ground floor shower room. The external appearance will also be amended to add a render and timber cladding finish on the front and side elevation.

4.3 **Key Issues**

4.3.1 **Principle:** The application site is within the settlement boundary of Hitchin and would comprise a 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 those of the existing dwelling and surrounding dwellings and would therefore result in minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. The timber cladding is not overly prominent in the immediate vicinity; however, it is not considered to be an unacceptable addition. Complies generally with Policy D1 of the Local Plan.

- 4.3.3 **Impact on the street scene:** The works are to the front of the dwelling that faces into Winston Close. The single storey front extension would be visible from within the public realm. The materials, design and scale are all in keeping with the existing dwelling and whilst views of the additions would be gained from neighbouring gardens and the public realm, I consider that this would be in character with the locality and there would be no adverse impact to street scene or wider area.
- 4.3.4 **Impact on neighbours:** None. Impacts to light and dominance would not be unacceptable. As a result, outlook would be like the existing relationship, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.
- 4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. The site has 2 spaces available for off road parking and the surrounding roads have no obvious parking restrictions. 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 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 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 23 September 2026	