

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01662/FPH	Single storey rear extension, alterations to existing fenestration and replace existing raised terrace with hard landscaping, following demolition of existing rear element.	Riverbank Charlton Road Hitchin Hertfordshire SG5 2AE

Submitted Plan Nos

23011-001 23011-002 23011-010 23011-011

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Site History**

- 2.1 02/01427/1HH - Single storey front, side and rear extensions and rear conservatory. First floor side extension and dormer balcony window in rear roof slope.
- 2.2 03/00403/1HH - Single storey front and two storey side extension. Rear conservatory (as variation of planning permission reference 02/01427/1HH granted 12/11/2002).
- 2.3 03/01475/1HH - Side bay window (as variation of planning permission 03/00403/1HH granted 02 May 2003).

3.0 **Representations**

- 3.1 Site notice posted and press notice and neighbour consultation carried out. No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Riverbank is a detached, two storey property located on the south side of Charlton Road. The site is within the Green Belt and Conservation Area.

4.2 **Proposal**

- 4.2.1 Consent is sought for:

“Single storey rear extension, alterations to existing fenestration and replace existing raised terrace with hard landscaping, following demolition of existing rear element.”

- 4.2.2 Materials proposed:

- Walls – yellow brick to match existing.
- Windows and door – grey aluminium.

4.3 **Key Issues**

- 4.3.1 The key material considerations when assessing the planning merits of the proposal are:
- Principle of the proposal in the Green Belt.
 - Design and appearance and impact on the Conservation Area.
 - Potential impact on neighbour amenity.

- Access, highways and parking.

Principle of the proposal in the Green Belt.

- 4.3.2 The NPPF considers development in the Green Belt under Section 13 - Protecting Green Belt land. Policy GB6 sets out that development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.
- 4.3.3 Policy GB7 lists categories of development which are not inappropriate in the Green Belt, and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances. These include category b):
- “b. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building”*
- 4.3.4 Local plan policy SP5 broadly reflects the principles of the NPPF and states that the local authority:
- “c) Will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated.”*
- 4.3.5 The proposal is a modest extension to the existing property and will not result in a disproportionate increase in the size of the dwelling. The proposal is therefore acceptable in principle in the Green Belt.

Design and Appearance and Impact on Conservation Area

- 4.3.6 NPPF policy DP3 requires development proposals to respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. NPPF policy HE6 refers to proposal affecting heritage assets. Proposals should have a positive effect on a designated heritage asset.
- 4.3.7 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. Local Plan policy HE1 requires a palette of materials that make a positive contribution to local character or distinctiveness and will lead to less than substantial harm to the heritage asset
- 4.3.8 The site falls within the Conservation Area which is a designated heritage asset. The proposed development is a modest addition to the rear of the property and will not be visible from the street. The proposal relates well to the host dwelling in terms of size and materials. The replacement hard landscaping is acceptable.

- 4.3.9 Given the siting of the proposal at the rear of the property, its modest size and acceptable materials, no harm will be caused to the character and appearance of the Conservation Area and is acceptable in terms of design and appearance.

Impact on Neighbour Amenity

- 4.3.10 NPPF Policy P3 refers to living conditions and pollution and sub section 2 (b) sets out that development proposals should not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site.
- 4.3.11 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 NPPF.
- 4.3.12 The extension will be sited sufficiently far from the neighbouring property that no unacceptable harm to amenity will arise.

Access, highways and parking

- 4.3.13 The proposal does not generate the need for additional parking. There is adequate space to park on the driveway.

4.4 Conclusion

- 4.4.1 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.

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: 24 September 2026	