

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01606/FPH	Single storey side and front extension linking dwelling to existing detached garage and front porch extension with access steps following demolition of existing conservatory and porch. Insertion of two storey front bay window following removal of existing ground floor bay window. Alterations to fenestration. Installation of rear raised terrace and steps. Alterations to existing garage fenestration to facilitate partial conversion of garage into shower room.	1 Spinney Close Hitchin Hertfordshire SG4 9PD

Submitted Plan Nos

2602.000 2602.001 2602.002 2602.003 2602.004 2602.005 2602.006 2602.007 2602.008 2602.009
2602-010 2602.023 2602.024 2602.022A 2602.025A 2602-026 A 2602.027A 2602.028A 2602-029

1.0 Policies

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

Notes:

- Representations - no objections have been received to this application.
 - One comment has been received neither objecting nor supporting but requesting that the trees be retained at the rear of 3 Girnons Close.
- Relevant planning history
 - 83/00081/1 - Erection of three detached houses with garages. CP 17/02/1983.
- Planning constraints – none relevant to the site.
- Existing property and surrounding area:
 - 2 storey brick and tile dwelling located at the end of the cul de sac Spinney Close with detached double garage at front.
 - The garage sits at a lower level than the dwelling. There are steps up to the front door and down from the conservatory to the rear and a step down off the patio to the lawn at the rear and side.
 - Spinney Close leads off Girnons Close with two other detached dwellings of similar style to no 1. No 3 has been extended.
- Surrounding area - the surrounding area is largely residential with a variety of property types.
- Proposal – consent is sought for:
 - *“Single storey side and front extension linking dwelling to existing detached garage and front porch extension with access steps following demolition of existing conservatory and porch. Insertion of two storey front bay window following removal of existing ground floor bay window. Alterations to fenestration. Installation of rear raised terrace and steps. Alterations to existing garage fenestration to facilitate partial conversion of garage into shower room.”*

- Proposed materials include brick to match existing, painted timber to bay window, zinc sheet roofing to porch roof and bay window roof and galvanised steel sheet roofing to the extension.
- Design - the proposed extension is a reasonably modest addition to the property, extending to the side at an angle and providing a link to the existing garage, a new double height bay window feature and extended porch at the front.
 - The proposals will alter the overall appearance of the dwelling at the front and will be visible from the streetscene. However, they relate adequately to the host dwelling and the wider context of the site.
 - The side extension, link and external hard landscaping works relate well to the host dwelling and area acceptable.
 - The proposed materials introduce new materials to the area with the zinc sheet roofing on the bay window and porch and galvanized steel sheet roofing to the extension/link. Whilst the materials are unique to the area, they are unobjectionable and do not cause unacceptable harm to the streetscene. There is variety in the materials used and design in the wider area.
- Potential impact on neighbouring amenity
 - The alterations to the porch and bay window are sited at the front of the property and away from immediate neighbours – no harm arising.
 - The side extension and link will be single storey although will rise in height towards the front of the dwelling due to the asymmetric roof design. There is also a change in levels as the ground falls away towards the front of the property and the garage sits at a lower level than the house.
 - However, the extension and link will be set over 1m off the shared boundary with nos 4 and 5 Girnons Close, whose rear gardens back onto the side boundary of no 1 Spinney Close. Some degree of overshadowing of the very rear of the gardens of nos 4 and 5 may occur due to the orientation of the application property. However, there is already mature vegetation along the boundary which will be retained and no unacceptable harm will arise.
- 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 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.

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.

Proactive Statement:

- 1 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 24 September 2026	

