

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01206/FPH	Single storey extension linking main dwelling to garage following demolition of existing outbuilding and external wall. Installation of fencing to north west boundary.	9 Ransom Close Hitchin Hertfordshire SG4 9AX

Submitted Plan Nos

PL.001 PL.002 PL.003 PL.004 PL.005 PL.006 PL.007 PL.008 PL.009 PL.010

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Planning History**

2.1 None relevant to this application.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached property located on the west side of Ransom Close, Hitchin.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey extension linking main dwelling to garage following demolition of existing outbuilding and external wall.
Installation of fencing to northwest boundary.

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

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 proposal seeks to erect a single-storey link extension between the host dwelling and detached garage, measuring approx. 6.0m deep and 4.3m wide, with a flat roof measuring approx. 3.2m in height. The extension would be finished in smooth white render, and grey windows/composite doors. The scheme would also propose the erection of a new fence on the northwest boundary, which would span this entire boundary and measure approx. 2.1m in height all the way across. The fence would be finished in feather edged timber boarding on a concrete gravel board.
- 4.3.4 It is considered that the design of the proposal is acceptable in planning terms. The extension is a modest addition to a sizable dwelling on a spacious plot, it will not be visible from the street scene and it will be sympathetic to the property in form and materials. The fencing on the northwest boundary is considered acceptable, given that it is only 0.13m above permitted development levels for boundary treatment and in any case, will be finished to a high standard.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 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 property is a sizable one on a large plot, such that the immediate neighbours are set away by considerable distances. Therefore, there are no concerns that the development will cause any material harm to the reasonable living conditions and well-being of neighbours.
- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.9 The proposal is exempt from the mandatory 10% BNG.

TPO

- 4.3.10 The site is within an area covered by a group TPO (ref: TPO/01). Based on the details submitted, the application form which says no trees or hedges will be affected by the proposal, and the scale of development proposed, it is considered that none of the trees on the site will be affected by this proposal.

4.4 Conclusion

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

4.5 Alternative Options

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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 extensions hereby permitted shall only be finished in the materials as stated on the application form and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and 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: 26 June 2025	