

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01066/FPH	Single storey rear extension following demolition of the existing rear element. Alterations to fenestration and external rendering to front elevation following removal of existing stone cladding.	51 Ickleford Road Hitchin Hertfordshire SG5 1TR

Submitted Plan Nos

2508_P001 2508_P003 2508_P100A 2508_P120A

1.0 Policies

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

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

2.1 26/01065/LDCP - Insertion of rear L-shaped dormer and insertion of rooflights in existing front roofslope. Erection of rear garden outbuilding.

Granted

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a semi-detached two-storey dwelling situated on Ickleford Road, Hitchin.

4.2 **Proposal**

4.2.1 Single storey rear extension following demolition of the existing rear element. Alterations to fenestration and external rendering to front elevation following removal of existing stone cladding.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and

outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

- 4.3.3 The alteration to external materials includes a change to white render on the front elevation and replacement of existing metal/timber/uPVC windows with white uPVC windows. The application site is not within a Conservation Area and this would closely match the adjoining property. White render is present on the existing rear element. This is considered acceptable in design.
- 4.3.4 The proposed single storey rear extension would have a width to match the existing dwelling, a full depth of 8.2m extending ~3.5m from the existing rearmost wall to match the depth of the rear element to the adjoining neighbour, and would have a pitched roof with a gable end projection with a maximum height of ~4.25m to match the existing rear element to the adjoining neighbour. The design includes 4no. rooflights. The design would bare a close resemblance to the existing rear element to the adjoining neighbour. The proposed external materials are set to match existing.
- 4.3.5 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.7 Regarding neighbour amenity, the proposed rear extension would maintain a >1m gap from the non-adjoining neighbour, run alongside existing built form to either neighbour and is single storey. Therefore, it is not considered that the proposal would result in unacceptable harm upon neighbour living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The development does not include an increase in the number of bedrooms. The application site already fails to comply with Policy T2 as there is no on-site parking. On-street parking exists and the site is in a sustainable location. Therefore, failure to comply with Policy T2 would not be a strong enough reason for refusal.

Environmental Implications

- 4.3.10 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.11 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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 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: 11 June 2026	