

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01392/FPH	Alterations to existing fenestration to include a side entrance and rear openings. Single storey side and rear wraparound extension to include a bin and bike store, erection of front porch and first floor side/rear extension and installation of a rear biodiverse roof system with roof lights following demolition of existing attached garage and detached shed.	158 Cambridge Road Hitchin Hertfordshire SG4 0JN

Submitted Plan Nos

242 001 242 002 242 003 242 010 242 011 242 012 242 013 242 014 242 015 242 016 242 017 242 018 242 020 242 021 242 022 242 023 Downtakings 242 024 Downtakings 242 030 242 031 242 032 242 033 242 034 242 035

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 25/00458/FPH - Part two storey and part single storey side and rear extensions, front porch following demolition of existing attached garage, conservatory and shed. Alterations to fenestration.

Refused

- 2.2 18/01776/FPH - Two storey side extension and part two storey, part single storey rear extension (as amended by drawings NF002A, NF003A and NF004A received 10/08/2018).

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a two-storey, semi-detached dwelling located on the south-western side of Cambridge Road, Hitchin. The site benefits from a front and rear garden as well as a driveway and garage.

4.2 **Proposal**

4.2.1 Alterations to existing fenestration to include a side entrance and rear openings. Single storey side and rear wraparound extension to include a bin and bike store, erection of front porch and first floor side/rear extension and installation of a rear biodiverse roof system with roof lights following demolition of existing attached garage and detached shed.

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 to incorporate 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 proposed front porch extension/bin store would measure 3.4m in width, 1.3m in depth and have a flat roof 2.6m in height. The proposed external materials are white rendered masonry with oak columns for the walls, single ply membrane for the roof and aluminium framed windows and timber framed entrance door.
- 4.3.4 The proposed side/rear wrap around extension would measure 11.5m in depth, extending a maximum of 5.2m and a minimum of 3.9m from the existing rear wall. The rear element of the proposal would measure a total width of 8.8m with the western element at 4.8m and the eastern element at 4m in width. The proposed single storey rear elements would have a height of 3.1m to the west and 3.6m to the east with flat green roofs. The proposed side/rear two-storey element would measure 6.3m in depth, extend 1.7m from the side elevation wall and have a hipped roof with an eave's height of 5.3m and a peak of 6.7m and have a flat roof section to the rear at 5.3m in height and extending 1.8m from the rear wall. The proposal includes a side elevation door and window and 2no. rooflights. The proposed external materials are white render for the single storey element to match existing, hanging tile cladding for the two-storey element, roof tiles to match existing and epdm membrane/sedum roof and aluminium framed windows and doors.
- 4.3.5 The proposal includes boundary treatments of planted espalier screening and brick walls.
- 4.3.6 Whilst I would raise some concerns regarding the materials used and the depth of the rear extensions, by the nature of being to the rear of the property they have minimal impact on the character and appearance of the dwelling as seen from the public realm and the neighbouring properties project as deep, or deeper than the proposal. Therefore, I find the proposed single-storey rear elements to be unobjectionable in design terms.
- 4.3.7 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling. The changes made from the previously refused application in terms of design,

external materials and roof form have addressed the previous reasons for refusal. While the proposal would give the dwelling a more modern character than existing, the proposed roof forms and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.

- 4.3.8 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.9 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.
- 4.3.10 Regarding no.156 and 160 Cambridge Road, the proposed rear extensions do not project beyond the existing built form close to the respective shared boundary lines. As such, there would not be an unacceptable harm caused by overdominance, shading or overlooking.
- 4.3.11 Given the above, it is considered that the proposed development would comply with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.12 The development includes an increase in the number of bedrooms from 3no. to 4no. and the removal of the garage would reduce on-site parking provision; however, the driveway would maintain sufficient space for 2no. parking spaces. Therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.13 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:

- 4.3.14 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 The proposed development is considered unacceptable by virtue of Policies D1, D2 and D3 of the NHLP 2011-2031 and 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.

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: 9 July 2025	