

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02601/FPH	Part two storey and part single storey rear extension; single storey side extension and front porch canopy following demolition of existing garage/store. External render; alterations to fenestration and hard landscaping works. Widening of existing vehicular access and provision of additional car parking space.	32 Cranborne Avenue Hitchin Hertfordshire SG5 2BS

Submitted Plan Nos

2021 - 001A 2044 - 002A 2021 - 003A

1.0 Policies

2.0 Site History

- 2.1 24/02226/FPH - Part two storey and part single storey rear extension; single storey side extension and front porch canopy following demolition of existing garage. Raised roof height and hip to gable roof extension; insertion of front and rear box dormer windows to facilitate loft conversion. External render; alterations to fenestration and hard landscaping works. Widening of existing vehicular access and provision of additional car parking space – Refusal
- 2.2 20/01651/FPH - Two storey side and part two storey and part single storey rear extension, front porch canopy, widening of existing vehicular access and formation of an additional car parking space following demolition of existing garage and rear element. – Conditional Permission

3.0 Representations

- 3.1 **Neighbour Representations** – None received.
- 3.2 **Highways** – Does not wish to restrict grant of permission.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 No. 32 comprises a detached two storey dwelling off Cranborne Avenue, Hitchin.

4.2 Proposal

- 4.2.1 Planning Permission is sought for:

- Part two storey and part single storey rear extension
- Single storey side extension and front porch canopy following demolition of existing garage/store.
- External render; alterations to fenestration and hard landscaping works.
- Widening of existing vehicular access and provision of additional car parking space.

4.3 Key Issues

- 4.3.1 **Principle:** Within the settlement boundary of Hitchin, and comprises an alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan
- 4.3.2 **Design:** The proposed built form and materials would be sufficiently sympathetic and similar to the existing dwelling, and therefore would occasion minimal to no detrimental impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 **Heritage considerations:** N/A.
- 4.3.4 **Impact on the street scene:** The proposed works would be visible within the street scene, and are considered to be sufficiently complementary to local vernacular. The scheme, following the previous refusal is considered to suitably overcome concerns regarding the overall 3D bulk of the development created by the difference in land levels between the dwelling and the road level. It is therefore considered that there would be no unacceptable impact to the street scene.
- 4.3.5 **Impact on neighbours:** The proposal would not project significantly beyond the existing rear elevation of the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Landscaping works would not result in the creation of new vantage points beyond what is existing, or what would be unacceptable. Complies with Policy D3 of the Local Plan. No neighbour objections were received.
- 4.3.6 **Parking:** Alterations are proposed to the existing driveway. Highways have made representation and do not object. There would be no loss of parking on-site. Complies with T1 and T2 of the Local Plan.
- 4.3.7 **BNG:** Exempt from BNG requirements.
- 4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.
- 4.4 **Conclusion**
- 4.4.1 Acceptable in planning terms.
- 4.5 **Alternative Options**
- 4.5.1 None applicable
- 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.

Informative/s:

1. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.
Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
AN3) New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or

alteration.

Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

AN4) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

AN5) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible.

Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 9 December 2025	