

DELEGATED FILE NOTE

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

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

26/00325/FPH

Two storey and part single storey rear extension and alterations to side fenestration including repositioning of first floor side window. Hardscaping works.

66 Common Rise

Hitchin

Hertfordshire

SG4 0HP

Submitted Plan Nos

PL-499 A PL-500 A PL-505 A PL-506 A

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 None relevant

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 two-storey semi-detached dwelling located on Common Rise, Hitchin. The application site benefits from a front and a rear garden.

4.2 **Proposal**

- 4.2.1 Two storey and part single storey rear extension and alterations to side fenestration including repositioning of first floor side window. Hardscaping works.

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 rear extension would near match the width of the existing dwelling remaining offset from the southern boundary by 0.2m and from the northern boundary by 1.0m and have a depth of 3.5m from existing rear most wall. The proposed southern single storey element would have a width of 2.7m and have a flat roof with a height of 2.85m. The design includes 1no. rooflight. The proposed northern two-storey element would a width of 3.8m being offset from the southern boundary (adjoining neighbour) by 2.9m and have a hipped roof with an eaves height to match the existing dwelling and a reduced ridge height of 6.7m. The proposed external materials are set to match existing bar the aluminium framed doors and GRP/EPDM flat roof.
- 4.3.4 Alterations to fenestration include: to the side elevation, the repositioning of 1no. first floor window (to serve a bathroom and be obscure glazed), the repositioning of 1no. external door and the removal of 1no. ground floor window.
- 4.3.5 The proposal includes hardscaping works to introduce pathing around the property while maintaining sufficient green space for drainage.

- 4.3.6 The proposed development, in my view, is sympathetic to the existing dwelling in terms of scale, form and materials. As such, the proposed development complies with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 Regarding neighbour amenity, a lot of the new built form would run alongside existing built form both to the adjoining and non-adjoining neighbour. The proposed extension would be sufficiently offset from and near match the depth of the existing built form to the non-adjoining neighbour and would be offset by 0.2m and extend ~1.25m deeper than the existing built form to the adjoining neighbour. The two-storey element would be offset from the shared boundary line with the adjoining neighbour by 2.9m. The repositioned first-floor side elevation window is conditioned to be obscure glazed. As such, it is not considered that the proposal would result in an unacceptable level of harm, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.9 Therefore, the proposed development complies with Policy D3 of the NHLP.

Highways and Parking:

- 4.3.10 The development does not include an increase in the number of bedrooms. The application site has no on-site parking provision and none is proposed; so, the proposal does not comply with Policy T2 of the NHLP. However, on-street parking exists and the application site is in a sustainable location, so this would not be a strong enough reason for refusal.

Environmental Implications

- 4.3.11 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:

- 4.3.12 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 window at first floor level on the north side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 31 March 2026	