

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00201/FPH	Two storey and first floor front extensions. Alterations to fenestration including insertion of first floor windows to existing side elevations and insertion of first floor rear Juliet balcony.	7 Wymondley Close Hitchin Hertfordshire SG4 9PW

Submitted Plan Nos

Location Plan P1 P2 P3

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 83/00559/1 - Erection of detached double garage and conversion of existing garage into living accommodation as variation of planning permission ref 1/63/81.

Conditional Permission

- 2.2 81/00063/1 - Erection of detached double garage and conversion of existing garage into living accommodation including the provision of a pitched roof.

Conditional Permission

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 detached dwelling situated on Wymondley Close, Hitchin. The site benefits from a driveway, outbuildings and a surrounding garden.

4.2 **Proposal**

- 4.2.1 Two storey and first floor front extensions. Alterations to fenestration including insertion of first floor windows to existing side elevations and insertion of first floor rear Juliet balcony.

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 first-floor front extension would match the depth of the existing front single storey element, adjust the width to align with the existing front gable projection and match the eaves height, ridge height and roof form of the existing gable end projection. The proposed two-storey front extension would have a depth to meet the existing front two-storey wall, a width to match the existing dwelling and match the eaves height of the existing dwelling with a reduced ridge height. This would result in a dual gable projection design. The proposed external materials are set to match to existing while replacing the cladding element with additional render.
- 4.3.4 Alterations to fenestration include multiple replacement and new first floor side elevation windows, replacement and new ground floor windows and external doors with the main entrance door to be on the front elevation and a first floor rear Juliet balcony. The proposed external materials are set to match to existing. A material increase to overlooking could occur from the additional 2no. first floor (south most) east side elevation windows; however, these would serve bathrooms and are conditioned to be obscure glazed.

- 4.3.5 The proposed development, in my view, is sympathetic to the existing dwelling and streetscene 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:

- 4.3.6 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 application dwelling is centrally set in the plot, away from neighbouring dwellings and the rear elevation views open green space. The additional built form would be sufficiently set away from neighbouring properties and would partially run alongside existing built form. Given the current window configuration and screening from vegetation, the replacement/new upper-floor windows are unlikely to result in such harm above existing as to be unacceptable with the exception of the additional 2no. first floor (south most) east side elevation windows; however, these would serve bathrooms and are 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.
- 4.3.8 Therefore, the proposed development complies with Policy D3 of the NHLP.

Highways and Parking:

- 4.3.9 The development does not indicate an increase in the number of bedrooms. The existing on-site parking provision would remain unaffected. Therefore, with regard to Policy T2 of the NHLP, there would be no parking concerns arising from this proposal.

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.

4. The 2no. south most windows at first floor level on the east 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: 1 April 2026	