

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01062/FPH	Two storey and part single storey rear extension following demolition of existing rear element.	47 Common Rise Hitchin Hertfordshire SG4 0HN

Submitted Plan Nos

Location Plan 7673397-001 - Existing and Proposed Plans AMD 5

1.0 Policies

2.0 **Site History**

- 2.1 22/02307/LDCP - Insertion of 2No. roof light windows to the main rear roof slope – Granted
- 2.2 20/01470/LDCP - Removal of existing rear elevation window and installation of bi-fold doors – Granted
- 2.3 17/04026/FPH - Erection of a part two storey, part single storey rear extension (as amended by drawings received 02 March 2018) – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 47 comprises a semi-detached two storey dwelling to the west of Common Rise within a predominantly residential area in Hitchin.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Two storey and part single storey rear extension following demolition of existing rear element.

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 proposal seeks to introduce a flat roof at ground and first floor level. It is acknowledged that this is not a common design cue within North Herts, however, the adjoining neighbour and another property within Common Rise benefits from a first-floor rear flat roof. Therefore, it is considered that there is sufficient scope to conclude that a flat roof in this location would not be out of context or harmful. The scale and materiality would be suitably sympathetic to the host dwelling and wider grain of development. 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 works are to the rear of the dwelling and would therefore be predominantly obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest and not objectionable. 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 host dwelling and 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. Complies with Policy D3 of the Local Plan.
- 4.3.6 **Parking:** No alterations proposed to the existing driveway and no loss of parking on-site. Complies with 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.

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: 5 August 2026	