

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01990/FPH	Two storey side extension, and part two storey part single rear storey extension following demolition of existing detached garage (renewal of previously approved planning application 22/00481/FPH granted 29.09.2022).	24 Dale Close Hitchin Hertfordshire SG4 9AS
<u>Submitted Plan Nos</u>		
DAL-11-04 DAL-10-01 DAL-10-02 DAL-10-03 DAL-10-04 DAL-10-05 DAL-10-06 DAL-10-07 DAL-10-08 DAL-10-09 DAL-10-10 DAL-10-11 DAL-11-01-B DAL-11-02-B DAL-11-03-B DAL-12-01-B DAL-12-02-B DAL-12-03-B DAL-12-04-B		

1.0 **Policies**

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 22/00481/FPH - Two storey side extension, and part two storey part single rear storey extension following demolition of existing detached garage (as amended by plans received 27 May 2022 and 6 June 2022). – Conditional Permission

3.0 **Representations**

- 3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 24 comprises a detached two storey dwelling off Dale Close, within a residential area in Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Two storey side extension
- Part two storey part single storey rear extension.
- Works to follow the demolition of an existing detached garage.

4.3 Key Issues

4.3.1 **Principle:** Within Hitchin settlement boundary, and comprises alterations to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The proposal comprises a bespoke and modern addition to a relatively traditional dwelling. The use of varied materials is not considered to be objectionable, but is noted. I do not consider that they would detract from the appearance of the dwelling. Built form is considered to be acceptable, and whilst varied and different from the existing building, is not considered to be detrimental. The scale would retain subservience to the original property. Minimal to no impact upon the character and appearance of the dwelling as seen from the street scene due its predominant location to the rear elevation and proximity of neighbours to the side boundaries. Works to the principal elevation would use materials and built form to match or be similar to the existing dwelling. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The two storey rear extension works are to the rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. The side extension would comprise materials and built form to match existing, and would not significantly alter the appearance of the dwelling in the street scene. The local grain of development comprises detached dwellings with extensions, and I consider that the scale is complementary to the local area. It is therefore considered that there would be no impact to street scene, and the development would comply with Policy D1 of the Local Plan.

4.3.4 **Impact on neighbours:** The application site is neighboured to the northeast by No. 23 and to the southwest by No. 25. The proposed extensions would measure approximately 5m in depth from the original rear of the dwelling, however, given that No. 25 is already extended, and the first floor element would be set in from the boundary, I do not consider that this neighbour would experience unacceptable dominance. The location of the extensions to the north of this neighbour is unlikely to result in overshadowing or losses of light. No. 23 is to the north, but is separated by a garage along the shared boundary. This neighbour is also set slightly further back than No. 24. Overall, I do not consider that the development would dominate this neighbour due to the separation created by the garage, and the set-back nature of this neighbour compare to the host dwelling. Outlook from the extension would be to the rear, though two side elevation windows would be proposed as obscure glazed. I consider it is prudent to condition they remain obscure glazed. Complies with Policy D3 of the Local Plan. No neighbour objections received.

4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

- 4.3.7 **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 windows at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass, unless otherwise agreed in writing by the Local Planning Authority.

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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 September 2025	