

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00263/FPH	Single storey front and side extensions following demolition of existing single storey porch	16 Grovelands Avenue Hitchin Hertfordshire SG4 0QT

Submitted Plan Nos

Location plan 101 3.0 120 3.0 121 3.0 102 3.0

1.0 Policies

SECN12	Achieving well-designed places
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SECN14	Meeting climate change,coastal,flooding
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SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Site History**

2.1 20/00492/FPH: Single storey front porch extension. Conditional Permission (05/03/20).

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received at the time of writing report.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a semi-detached, two storey dwelling situated on Grovelands Avenue, Hitchin. The site is located within the Hitchin settlement boundary. The site is constructed of buff bricks with concrete roof tiles, and benefits from front parking provision.

4.2 **Proposal**

- 4.2.1 Single storey front and side extensions following demolition of existing single storey porch.

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;
- Highways and parking matters;
- The impact of the proposed development on the environment.

Design

- 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 specifies that extensions to houses should incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation, so that proposals do not harm the character and appearance of the locality. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed front extension would replace the existing glazed porch. The proposed extension would measure 3.9m in depth and 3.1m in width, with a mono-pitch roof measuring 2.45m to the eaves and 3.1m to the ridge. 2no. small roof lights would feature on the roof slope, with 1no. door and 1no. window to the front elevation. Materials would include buff brick, concrete roof tiles and white uPVC windows to match the main dwelling.
- 4.3.4 The proposed front extension would therefore be of an appropriate scale and sympathetic to the main dwelling in use of materials. Furthermore, the extension would match the proposal submitted under the concurrent application 26/00264/FPH for neighbouring property, 18 Grovelands, to ensure visual continuity in the street scene. The combined front extensions would be similar to those of neighbouring properties, 14 and 12 Grovelands Avenue, in scale and design.
- 4.3.5 The application also proposes to erect a single storey side extension from the east elevation. The extension would measure 9.5m in depth and 1.5m in width, with a mono-pitch roof measuring 2.5m to the eaves and 3.2m to the ridge. 3no. roof lights

would feature on the slope. 1no. uPVC window would feature to the front elevation, and 1no. uPVC glazed door to the rear. Materials would match the main dwelling. The scale would make the extension appear subordinate to the main dwelling and materials would be sympathetic to the existing site character.

- 4.3.6 The proposal is considered to accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 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.
- 4.3.7 As the front porch extension is to be constructed in conjunction with the front extension of no.18 Grovelands, the combined scale and positioning of the extensions are not considered to cause unacceptable overshadowing, overbearing or overlooking impacts to either dwelling. As this is dependent on the front extensions being constructed in conjunction, a condition has been added to ensure that the extensions are constructed simultaneously to protect the amenity of no.16 and no.18. Due to the positioning of the front extensions to the centre of the pair of semis, there would be no impact on neighbouring properties to the east and west.
- 4.3.8 Given that the side extension would be single storey in nature, be stepped back from the east boundary, and constructed parallel with the existing east boundary close-boarded fence, it is considered that the side extension would not cause an unacceptable level of overbearing, overshadowing or overlooking to no.14 Grovelands.
- 4.3.9 I therefore find that the siting, scale and bulk of the proposed extensions would not result in harm to the reasonable living conditions and well-being of neighbours. The proposal therefore accords with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking

- 4.3.10 The site is within a sustainable location and the proposed extensions would still allow for adequate parking provision to the front of the dwelling. Therefore, the proposal accords with Policy T2 of the NHLP.

Environmental Implications

- 4.3.11 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

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 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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 front extension hereby approved shall only be built simultaneously with the approved front extension at No. 18 Grovelands Avenue, under ref no. 26/00264/FPH.

Reason: To safeguard the residential amenity of the neighbouring property and in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031. .

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: 25 March 2026	