

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00336/S73	Variation of Condition 2 (revised plans) of planning permission 24/02641/FPH granted 08.01.2025 for part two storey and part single storey rear extension including Juliet balcony following demolition of existing rear element. Single storey front extension and alterations to fenestration (as amended by plan received on 23rd March 2026).	Creg Ny Baa Standhill Road Hitchin Hertfordshire SG4 9AF

Submitted Plan Nos

713_PL_01 713_PL_02 Rev C

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.4 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

95/00870/1HH - Two storey side and single storey rear. Conditional Permission.

03/01550/1HH -Two storey rear extension. Conditional Permission.

08/00263/1HH - Insertion of bay window to replace existing garage door in front elevation. 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 comprises of a two-storey, semi-detached residential dwelling with its attached neighbour to the north and is located on the west side of Standhill Road. The property benefits from a previous planning approval granted under 95/00870/1HH for a two-storey side and single storey rear extension. Immediately beyond the existing rear extension is a raised patio area which leads down to a lawned garden area. The attached neighbouring property known as 'Little Garth' benefits from a part two storey part single storey rear extension granted under 18/01061/FPH. The neighbouring property to the south known as 'Ty Gwyn' benefits from a footprint set back from that

that of the application site. Off-street parking exists to the front of the dwelling for two vehicles.

- 4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Variation of condition 2 (revised plans) of planning permission 24/02641/FPH granted 08.01.2025 for part two storey and part single storey rear extension including Juliet balcony following demolition of existing rear element. Single storey front extension and alterations to fenestration (as amended by plan received on 23/03/2026).
- 4.2.2 The application is submitted to show a change to the internal layout and the replacement of an existing door with a window to the south side elevation of the existing dwelling at ground floor level. The amended plan correct an error on the proposed plan. All other aspects of the development remain as previously approved under 24/02641/FPH.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Following demolition of the existing single storey rear extension, albeit with the retention of a small section of external wall to the south flank elevation where the extension would extend some 2.2m beyond this, the total depth of the extension from the original rear elevation would be 4.8m which is reflected at first floor level. At ground floor level the extension would be full width with the first-floor level being set off the boundary with the attached neighbour ‘Little Garth’ to the north by approximately 3m having a width of 6.1m. The roof of the ground floor extension would take a parapet form with central roof lantern and at first floor would take the form of a pitched gable with two velux rooflights to each roof slope. Other openings comprise of a set of bi-folding/sliding doors to the rear elevation and the replacement of an existing doorway with a window to the south side elevation at ground floor level and a window to an en-suite on the south side elevation and a set of patio doors with Juliet balcony to the rear elevation at first floor level. Materials for the walls, roofs and doors would match those of the existing dwelling with windows being an aluminium anthracite grey

colour. Materials for the Juliet balcony are proposed as being either glazed or railings, either of which would be acceptable given the distance to properties at the rear in Sandhill Close. Whilst the depth of the proposed extension would exceed that normally considered acceptable on a dwelling of this type, the fact that the neighbouring property to the south would be unaffected due to its set back position, the attached neighbour would be unaffected given the first floor extension allows for the 45 degree angle and that there are other rear extensions on this side of Sandhill Road that exceed what is proposed, are all material planning considerations which weigh in favour of the development which is considered acceptable.

- 4.3.4 To the front elevation a modest pitch roof porch is proposed to the main entrance doorway. The dwelling is set back from Sandhill Road and with some mature planting to the sides and front boundaries limiting any impact to the street scene and therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 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.
- 4.3.6 In terms of both the proposed rear extensions and front porch, I am satisfied that there would be no significant impact to existing residential amenity making the proposed development acceptable.

Highways and Parking:

- 4.3.7 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.8 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications

- 4.3.14 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.15 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.16 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 grant of planning permission 24/02641/FPH.

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 extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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	