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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Thomas Howe.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                         | APPLICATION SITE                                          |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| 26/00347/FPH             | Two storey side and front extension,<br>single storey front extension and single<br>storey rear extension following<br>demolition of existing porch and garage<br>extensions. Removal of existing<br>chimney and installation of solar panel<br>on existing rear roofslope. | 1 Kingswood Avenue<br>Hitchin<br>Hertfordshire<br>SG4 0PB |

**Submitted Plan Nos**

PL.101 PL.102 PL.103 PL.104 PL.105 PL.106 PL.107 PL.108 PL.109

**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 **Site History**

- 2.1 26/00343/NCS - Single storey rear extension with the following dimension:  
Length as measured from rear wall of original dwelling - 6 metres – Prior Approval not Required
- 2.2 91/00657/1 - Two storey side extension - Not Required
- 2.3 90/01278/1 - Two storey side extension (amended plans received 20 November 1990)  
– Conditional Permission

## 3.0 **Representations**

### 3.1 **Neighbour Representations** – 1x Objection from No. 84 Willian Road:

- Loss of light during the morning into the garden and back windows.
- Loss of outlook.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

- 4.1.1 No. 1 Kingswood Avenue comprises a two-storey dwelling in Hitchin.

### 4.2 **Proposal**

#### 4.2.1 Planning Permission is sought for:

- ☐ Two storey side extension
- ☐ Single storey front extension
- ☐ Single storey rear extension
- ☐ Works following demolition of existing porch and garage extensions.

- Removal of existing chimney and installation of solar panel on existing rear roofslope.

### 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 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 development two storey side/front extension, would appear prominently given its siting to the front of the dwelling, with an open frontage and a bungalow adjacent. Given its modest depth and set-down ridge, the proposed front gable would not appear as an incongruous feature. This is not a common design feature of the locality, though I do not consider this to be significantly harmful or objectionable. As existing, the dwelling benefits from a modest side extension, and therefore, I do not consider that an enlarged side extension would be harmful. The rear extension and solar panels would be predominantly obscured from view from the public realm and therefore are not considered to harm local character or the wider street scene. Cumulatively, the proposed enlargements seek to significantly enlarge the dwelling over what was original, however, when analysing site photos and aerial imagery, it is evident that the locality features other extended dwellings, and therefore, the grain of development in this location would not be undermined by such large enlargements. Furthermore, it is considered that the width and depth of the plot can suitably host these enlargements. The introduction of the porch/single storey front extension is not considered to be harmful owing to the existing presence of front extensions along Kingswood Avenue and its modest width, depth and height. The use of materials of construction to match the host dwelling is welcomed, and would result in a visually sympathetic form of development.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

#### Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the

use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.6 The application site is neighboured to the side (north) by No. 1c Kingswood Avenue and No. 84 Willian Road, to the rear (west) by a garage block, and by No. 2 Kingswood Avenue to the side (south). It is noted that No. 84 has objected on the basis of amenity concerns of outlook and light loss, however, given the separation distance between these dwellings, and the siting of the extension in relation to the rear outlook and the sun for No. 84, I do not consider that any harms would be objectionable. It is noted that the proposed two storey and single storey front extension would project beyond the principal elevation of No. 2, and not No. 1c, but would sit adjacent to this neighbour's side elevation. Given that the separation of these enlargements, and their modest depth, I do not consider that harm to No. 2 would be significant. Given that 1c does not benefit from side windows, except to a conservatory that the side and front elements would not project beyond, it is not considered that senses of dominance or an overbearing impact would be significant. The single storey element would be 6m in depth and would project approximately 3m from the existing rear of No. 2, or approximately 6m from the rear of the conservatory that No. 1c benefits from. This depth is substantial but is considered to be supported by a valid fall-back position created by the approved prior approval application for a 6m deep extension under LPA ref. 26/00343/NCS. Consideration is given to the NCS scheme being wider, closer to No. 1c, however, the visual bulk would be similar when comparing the two schemes. Furthermore, it is noted that no neighbour objections were received from either of these two neighbours. Outlook from the extensions would either be at ground floor level to the front, side and rear, and the front and rear at first floor level, and is therefore unlikely to be harmful to amenity when compared to the existing window arrangement to the dwelling.

4.3.7 Given the above, it is considered that the proposed development would not result in unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

#### Highways and Parking:

4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

#### Environmental Implications:

4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no 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:

4.3.10 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.

## 4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

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| <p>Signed</p><br><br><br><br><br><br><br><br><br><br><br><p>Shaun Greaves<br/>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 25 March 2026</p>                                                                                                                                                      |                                                                                                                                                 |