

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00241/FPH	First floor side extension above existing garage. Replace 1 no. garage door with window to facilitate garage conversion. Alterations to front porch fenestration and insertion of rooflight. Increase pitched roof height of existing rear extension. Replacement roof tiles and increased existing chimney height. Alterations to fenestration.	20 Langbridge Close Hitchin Hertfordshire SG4 9EL

Submitted Plan Nos

Location plan JD202516.1 Rev A JD202516.2 Rev A

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 **Relevant Site History**

2.1 83/01701/1 - Erection of single storey side extension for replacement double garage

3.0 **Representations**

3.1 **Neighbour Consultation:** None received.

3.2 **St Ippolyts Parish Council:** No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey semi-detached dwelling located on Langbridge Close, St Ippolyts, Hitchin. The application site benefits from a driveway, dual garage and a front and a rear garden.

4.2 **Proposal**

- 4.2.1 First floor side extension above existing garage. Replace 1 no. garage door with window to facilitate garage conversion. Alterations to front porch fenestration and insertion of rooflight. Increase pitched roof height of existing rear extension. Replacement roof tiles and increased existing chimney height. Alterations to fenestration.
- 4.2.2 The streetscene shows a variety of dwelling styles and materials.

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

Design and Appearance

- 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 requires extensions to houses 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 first-floor side extension would match the width, depth, eaves height and ridge height of the existing dwelling. A dual-hipped roof design to the side elevation is proposed. The proposed external materials are set to be a close match to existing. While not a match in design, as the adjoining neighbour has an existing two-storey side extension, the proposal would serve to further align the built form of the pair of dwellings.

- 4.3.4 The proposed alterations to fenestration include: to the front elevation, the replacement of 1no. garage door with 1no. window, 1no. new velux rooflight to the porch and 1no. new external door; to the side elevation, 1no. new external door, 1no. new ground floor window, 1no. replacement first-floor window (obscure glazed and non-openable below a height of 1.7m above floor level); to the rear elevation, the replacement of external doors with bi-folds, 1no. replacement first-floor window. All external materials set to match existing.
- 4.3.5 Additional alterations include: an increased chimney height to accommodate the new section of roof and the roof form of the existing rear extension changing to a taller monopitch with an eaves height of 2.45m and a peak height of 3.65m. The proposed external materials are set to match existing.
- 4.3.6 The proposed development, in my view, is sympathetic to the existing dwelling and streetscene in terms of scale, form and materials. As such, the proposed development complies with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 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.
- 4.3.8 Regarding neighbour amenity, the additional built form would be sufficiently set away from neighbouring properties and run alongside existing built form. The replacement first-floor side elevation window is conditioned to be obscure glazed. As such, it is not considered that the proposal would result in an unacceptable level of harm, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.9 Therefore, the proposed development complies with Policy D3 of the NHLP.

Highways and Parking:

- 4.3.10 The development includes an increase in the number of bedrooms from 3no. to 4no. The conversion of the garage would reduce on site parking provision. The site would maintain sufficient space for a minimum of 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no parking concerns arising from this proposal.

Environmental Implications

- 4.3.11 The proposed development is not large enough in scale to cause 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:

- 4.3.12 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 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 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 window at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 March 2026	

