

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00096/FPH	Two storey side/rear extension and single storey front, side and rear extensions following demolition of existing rear extensions and detached garage. Front porch.	7 Strathmore Avenue Hitchin Hertfordshire SG5 1SL

Submitted Plan Nos

A2-00 A2-01 A2-02-A A2-03 A2-04 A A2-05-A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- ❓ Representations - no objections have been received to this application.
- ❓ Relevant planning history
 - o 77/00686/1 - Erection of a single storey rear extension. CP 16.06.1977.
- ❓ Planning constraints – none relevant to the site.
- ❓ Existing property:
 - o 2 storey, semi detached dwelling on the west side of Strathmore Avenue with a detached garage to the side/rear and car port and rear conservatory.
 - o There is a change in levels across the site as it rises from front to back. There is also a change in levels between along the street with no 9 sitting at a higher level than no 7.
 - o The dwelling is painted render to the front and brick to the side/rear with a tile roof.
- ❓ Surrounding area - the surrounding area is largely residential with similar semi detached pairs in the immediate locality. There is some variety in the streetscene in terms of use of materials and design and several properties have been extended to the side and rear.
- ❓ Proposal – consent is sought for:
 - o *“Two storey side/rear extension and single storey front, side and rear extensions following demolition of existing rear extensions and detached garage. Front porch.”*
 - o Materials:
 - ❓ Existing walls – render to front and brick to rear and side.
 - ❓ Proposed walls – painted render at front to match existing. Brickwork to side and rear to match existing.
 - ❓ Roof – tiles to match existing.
 - ❓ Windows – to match existing at front. Aluminium at rear.
- ❓ Design:
 - o The proposed two storey side extension is a substantial addition to the host dwelling and will alter the overall appearance of the dwelling within the streetscene. However, the two storey side extension maintains the hipped roof feature of the dwelling which is characteristic of many of the semis in the locality and this element sits comfortably within the streetscene and is acceptable.

- o The proposed two storey side/rear extension is a substantial addition. However, the half hipped roof helps it to relate adequately to the host dwelling. The ridge height of the extension to the side/rear is substantially lower than host roof ridge, helping the addition to appear subservient to the main dwelling. This element will not be particularly visible for the street and is acceptable.
- o The rear single storey extension is a modest addition and relates adequately to the host dwelling.
- o The proposed porch and single storey front and side extension to accommodate the garage/store relate adequately to the host dwelling and the streetscene.
- o Materials to match existing help the additions to relate sympathetically to the host dwelling.
- o The removal of the garage is acceptable.
- o The overall design and appearance of the proposed extensions relate adequately to the host dwelling and neighbouring properties. Adequate space remains around the proposal within the plot.

❓ Potential impact on neighbouring amenity

o *impact on no 5:*

- ❓ No 5 has been extended to side at two storey and single storey to rear with parapet wall.
- ❓ The single storey element will replace the existing conservatory and will not project any deeper into the rear garden or beyond the rear building line of no 5 – no adverse impact.
- ❓ The two storey rear/side extension will be set well off the boundary with no 5 and will not project deeper into the rear garden than the building line of no 5. No unacceptable perception of overbearing bulk and mass will arise – acceptable.
- ❓ Due to the orientation of the properties, no overshadowing will occur.
- ❓ Front and side single storey extension and porch – no adverse impact.

o *Impact on no 9*

- ❓ No 9 sits at a higher level than no 7. Both properties have car ports to the side and rear and detached garages sited side by side along the boundary set towards the rear of the dwellings.
- ❓ The two storey side and rear extension is a substantial addition. However, it will be sited approximately a metre off the boundary. The main dwelling of no 9 is

also set well off the boundary and a substantial car port and detached single garage sit between the dwelling and boundary with a single storey rear extension beyond. Therefore no unacceptable harm will be caused to the amenity of no 9 as a result of the two storey side/rear extension.

- ☐ Whilst some overshadowing may occur due to the orientation of the properties, it would only impact the roofs of the car port, garage and extension – therefore no harm will arise.
- ☐ The single storey side/front extension will bring the side elevation of no 7 up to the shared boundary. However, the extension in this location is single storey, sits at a lower level than no 9 and will be adjacent to the parking area/car park. Any harm caused would be minimal and acceptable.

- o It is considered that overall, no unacceptable harm would be caused to the amenity of nos 5 and 9.

☐ Amenity for future occupiers – acceptable.

☐ Parking and access – the proposal will result in an additional bedroom at the property and the loss of some driveway. There is adequate remaining space to accommodate 2 cars on the driveway and on street parking provision. Parking is acceptable.

☐ Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.

☐ Recommendation - Grant conditional permission.

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 facing no 9 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 27 February 2026	