

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02499/FPH	Two storey and part single storey side/front extension. Alterations to existing detached outbuilding to include partial demolition and alterations to fenestration. Hardscaping works.	8 Browning Drive Hitchin Hertfordshire SG4 0QR

Submitted Plan Nos

Location Plan 2025-31-01 2025-31-02

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 03/01088/1HH - Single storey front extension – Conditional Permission

3.0 **Representations**

3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises No. 8 Browning Drive, Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Two storey and part single storey side/front extension.
- Alterations to existing detached outbuilding to include partial demolition and alterations to fenestration.
- Hardscaping works.

4.3 **Key Issues**

- 4.3.1 **Principle:** Within the settlement boundary of Hitchin, and comprises a modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan
- 4.3.2 **Design:** The proposed built form and materials would be similar to the existing dwelling, and therefore would occasion minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 **Heritage considerations:** N/A.
- 4.3.4 **Impact on the street scene:** The extension works are to the side and front of the dwelling and would therefore be visible from the public realm. Some views would be gained from neighbouring gardens, though I consider that this impact would be modest and not objectionable. It is therefore considered that there would be no unacceptable impact to the street scene. It is noted that similar extensions have been erected to other dwellings in the area, and therefore, the local grain of development is considered to support the proposal.
- 4.3.5 **Impact on neighbours:** The proposal would reduce the scale of the garage, immediately on the boundary with No. 7, but would result in the flank elevation of the dwelling coming closer to this neighbour. The staggered nature of the dwellings, with No. 8 set further back would result in some degree of impacts to the amenities of this neighbour. Given the existing bulk of the dwelling, and the extension being set against this bulk, I do not consider that dominance or losses of light would be objectionable. The attached neighbour, No. 9, is not considered to be harmed owing to the obscured nature of the development as viewed from their plot. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan. No neighbour objections were received.
- 4.3.6 **Parking:** No alterations proposed to the existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.
- 4.3.7 **BNG:** Exempt from BNG requirements.
- 4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 November 2025	