

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00529/FPH	Single storey front infill extension linking garage to main dwelling. Alterations to fenestration.	58 Horn Hill Whitwell Hitchin Hertfordshire SG4 8AR

Submitted Plan Nos

E01A P01

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

2.0 **Site History**

- 88/01598/1 - Detached double garage. Refused 27.10.1988.
- 95/00470/1HH - Detached double garage. CP 15.06.1995.
- 97/00500/1HH - Rear conservatory. CP 16.06.1997.

3.0 **Representations**

- 3.1 Neighbour notification was undertaken and a site notice posted. One comment in support of the proposal was received.
- 3.2 St Pauls Walden Parish Council – no comment received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 58 Horn Hill is a detached, two storey dwelling located on the north side of Horn Hill. The dwelling is of brick and tile construction with a detached double garage sited forwards of the main dwelling in the front drive.
- 4.1.2 There are substantial changes in ground levels around the site. No 58, including the detached garage, sits at a lower level than the road, with the driveway sloping steeply away from the road. The property is screened from the road by a substantial, mature hedge. The upper most portion of the roof of the garage is visible above the hedge.
- 4.1.3 Horn Hill rises steeply out of the village resulting in no 58 sitting at a higher level than the neighbouring bungalow no 56.

4.1.4 No 58a is set further back from the road than no 58 with a substantial, mature hedge along the shared boundary screening the driveways between the properties. Due to the distance from the road and the slope of the driveway, no 58a sits at a lower level than no 58.

4.1.5 There is variety in the streetscene in design and appearance. There are examples of detached garages within the street.

4.2 **Proposal**

4.2.1 Consent is sought for:

“Single storey front infill extension linking garage to main dwelling. Alterations to fenestration.”

4.2.2 Materials are to match existing.

4.3 **Key Issues**

4.3.1 The key material considerations when assessing the planning merits of the proposal are design and appearance, potential impact on neighbour amenity and highways and parking. These are discussed below.

4.3.2 The North Hertfordshire Local Plan was adopted in November 2022 and full weight should be given to relevant policies as well as the policies set out the National Planning Policy Framework 2024 (NPPF).

Design and Appearance

4.3.3 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.

4.3.4 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 (NPPF).

4.3.5 The proposal seeks to link the existing detached garage to the main dwelling with a single storey front extension. The extension would change the overall appearance of the front of the dwelling and would bring the front building line substantially forward of the main dwelling. The extension would not be particularly sympathetic in form to the host dwelling. It would also not be in keeping with the grain of development in the street. Whilst there are examples of other detached garages in the streetscene, none have been linked in this manner.

4.3.6 However, the garage and dwelling sit at a lower level than the road. The front of the dwelling and garage are mostly screened from the streetscene by the mature hedge. Furthermore, the

majority of the extension would be screened from public view by the garage itself. Oblique views would be glimpsed from the access to the driveway.

- 4.3.7 Given the topography of the site, the screening by the hedge and the existing garage, it is considered that the impact of the proposed link extension would not cause unacceptable harm to the character and appearance of the streetscene or the host dwelling. The proposed roof form with the partial pitch to screen the flat roof behind would help the extension to link more positively with the detached garage and main dwelling.
- 4.3.8 The proposed materials to match existing will help the extension to relate more sympathetically to the existing structures.
- 4.3.9 Overall, whilst the siting and form of the front extension are not particularly sympathetic to the host dwelling or the grain of development in the street scene, the harm caused is modest due to the screening of the proposal from the street.
- 4.3.10 The design and appearance of the proposal is therefore acceptable.

Impact on Neighbour Amenity

- 4.3.11 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 NPPF.

Potential Impact on No 56

- 4.3.12 The proposal would be set well off the shared boundary with no 56 and no unacceptable harm would be caused.

Potential Impact on No 58a

- 4.3.13 No 58a is set further back from the road than no 58. The proposed extension would close the gap between the side elevations of the dwelling and the garage close to the boundary, resulting in a continuous built form close to the boundary. However, this would be mostly screened by the existing hedge and is adjacent to the large driveway where any potential impact to amenity would be minimal.
- 4.3.14 Due to the siting and single storey design of the extension, the proposal would not result in any unacceptable harm to neighbouring amenity.

Parking

- 4.3.15 There would be no change to the number of bedrooms at the property. There is adequate space to park on the driveway and on street parking provision. Parking is therefore acceptable.

Biodiversity Net Gain

- 4.3.16 The proposal is a householder application, this 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 works would not be entirely sympathetic in form and design to the host dwelling or the locality. However, the extension would be well screened from public view by the hedge and garage itself. The degree of harm would be unobjectionable. There would be no harm caused to neighbouring amenity. Acceptable.

4.5 **Alternative Options**

- 4.5.1 None applicable

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 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. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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 April 2026	