

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01952/FPH	Part two storey and part single storey rear extension following demolition of existing two storey extension. Front canopy and alterations to fenestration.	102 Bearton Road Hitchin Hertfordshire SG5 1UF

Submitted Plan Nos

2025024-SU-001B 2025024-BR-101 2025024-BR-102

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SP1 Sustainable development in North Herts

SP9 Design and Sustainability

T2 Parking

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 25/01126/FPH - Single storey rear extension

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey semi-detached property on the north side of Bearton Road within a residential part of Hitchin.

4.2 **Proposal**

4.2.1 Part two storey and part single storey rear extension following demolition of existing two storey extension. Front canopy and alterations to fenestration.

4.2.2 The proposed extension would be approximately 2.55m deep and would span the width of the dwelling. The single storey element would have a flat roof at the height of 2.9m and a rooflight peaking at 3.05m. The two-storey element would have a pitched roof with eaves at 4.9m and a ridge at 6.7m.

4.2.3 The materials are

Roof – Flat roof with aluminium rooflights and Clay tiles to match existing.

Walls – white painted render to match neighbour.

Windows / Doors – match existing (white Upvc).

4.3 **Key Issues**

4.3.1 Design: fenestration and materials sympathetic to dwelling. Subordinate in scale to the dwelling. Complies generally with Policy D1 of the Local Plan

4.3.2 Impact on the street scene: Not visible from the public realm. No adverse harm to street scene. Complies with Policy D1.

4.3.3 Impact on neighbours: Would not extend beyond the rear elevation of either neighbour. Set off boundary and away from attached neighbour. 103 Bearton Road has a large rear extension, no loss of light. Complies with Policy D3 of the Local Plan.

4.3.4 Parking: No change in number of bedrooms. Complies with T2 of the Local Plan.

4.3.5 BNG: Exempt from BNG requirements

4.3.6 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 extensions and alterations hereby permitted shall only be finished in the materials as stated on the application form and within emails dated 16/09/2025 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 September 2025	