

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01014/FPH	Single storey front and rear extensions following demolition of existing porch. Alterations to existing roof to include hip to gable roof extension and insertion of rear box dormer with Juliet balcony and front rooflights to facilitate loft conversion. Alterations to fenestration (amended scheme received 16.06.26).	2 Old Hale Way Hitchin Hertfordshire SG5 1XH

Submitted Plan Nos

A101 A010 Rev 2 A106 Rev 1 A105 Rev 2 A100 Rev 1

1.0 Policies

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Relevant Site History**

2.1 **86/00322/1:** Erection of two storey side and single storey rear extension. **Conditional Permission.**

3.0 **Representations**

3.1 **Neighbour Consultation** – 1no. neutral comment received. Including: Nos. 105 Bearton Road. Neighbour rescinded initial objection based upon the amended scheme.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey semi-detached dwelling situated on Old Hale Way, Hitchin. The site benefits from a front parking area and rear garden, which is enclosed by close-boarded timber fencing and high vegetation. The site is within the Hitchin settlement boundary.

4.2 **Proposal**

- 4.2.1 Single storey front and rear extensions following demolition of existing porch. Alterations to existing roof to include hip to gable roof extension and insertion of rear box dormer with Juliet balcony and front rooflights to facilitate loft conversion. Alterations to fenestration (amended scheme received 16.06.26).

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Section 12 of the National Planning Policy Framework (NPPF).
- 4.3.3 The proposed single storey front and rear extensions would be of an acceptable scale and would be sympathetic to the host dwelling in use of materials.
- 4.3.4 Old Hale Way features a mixture of roof forms; notably, semi-detached properties nos. 6-8 Old Hale Way feature a mixture of gable and hipped roof forms. Likewise, front roof

slope lights are common in the locality. Therefore, the proposed hip to gable roof extension and front rooflights would be acceptable within the street scene.

- 4.3.5 The scheme was revised on 16/06/26 to reduce the overall massing of the dormer. The revised scheme features a smaller dormer extension, which now appears less obtrusive on the rear roof slope. The dormer would be finished with standing seam lead. While this is a new material for the dwelling it is considered to be acceptable given the appropriate scale of the dormer, and its siting to the rear of the dwelling.
- 4.3.6 Overall, the proposal is considered to accord with Policies D1 and D2 of the NHLP, as well as Section 12 of the NPPF.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan permits development which would not harm the amenity of neighbouring occupiers, and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.8 Due to the single-storey nature of the proposed front and rear extensions, and their separation from the neighbouring boundaries, these elements would not give rise to overlooking, overshadowing or overbearing impacts.
- 4.3.9 No.105 Bearton Road initially objected to the proposed dormer, citing that the dormer would appear 'overbearing' to their property. However, following the submission of the revised scheme, which reduced the overall dormer size and removed it from the southern part of the roof slope, no.105 have rescinded their objection. Notwithstanding this, the gable extension and proposed dormer would leave an adequate separation distance between the site and no.105 of approximately 21m, and the dormer would not feature any south facing windows. I therefore consider that the proposal would not give rise to any overlooking, overbearing or overshadowing impacts upon no.105 Bearton Rd.
- 4.3.10 Due to the acceptable scale and siting of the dormer, as well as there being no proposed windows to the north elevation, the dormer would not give rise to overlooking, overshadowing or overbearing impacts upon neighbouring properties to the north.

- 4.3.11 Overall, the proposal would have an acceptable impact upon the amenity of neighbouring occupiers and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.12 The proposal would increase the number of bedrooms from 4no. to 5no. Front parking provision would be retained. Furthermore, the site is within a sustainable location and on-street parking is available. The proposal therefore complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.13 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.14 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 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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 front extension hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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:

0. Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process 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: 13 July 2026	