

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00950/FPH

Part first floor rear extension.
Alterations to existing front fenestration
following removal of existing garage
doors to facilitate garage conversion.

245 Cambridge Road
Hitchin
Hertfordshire
SG4 0JS

Submitted Plan Nos

25068-245CR-A301 25068-245CR-A302 25068-245CR-A303 25068-245CR-A304 25068-245CR-A305

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T1 Assessment of transport matters

Notes:

- Representations - no objections have been received to this application.
- Relevant planning history
 - 24/01534/FPH - Single storey detached outbuilding in rear garden. Refused 24/09/2024.
 - 22/01788/FPH - Part first floor and part single storey rear extension – Approved 17/08/2022.
 - 14/00823/1HH - Part single, part two storey rear extension following demolition of existing conservatory – Approved 27/05/14.
 - 05/01203/1HH - Extension to existing rear conservatory. Amended by Plan received 12/09/05 – Approved 10/10/05.
 - 01/01952/1HH - Two storey side extension – Approved 21/01/02.
 - 88/01743/1 - Two storey side and single storey front extension following demolition of existing garage – Approved 17/11/88.
- Planning constraints – none relevant to the site.
- Existing property:
 - two storey, semi-detached dwelling with a long rear garden located within Hitchin.
- Surrounding area - the surrounding area is largely residential.
- Proposal – consent is sought for:
 - “*Part first floor rear extension. Alterations to existing front fenestration following removal of existing garage doors to facilitate garage conversion.*”
 - Proposed materials include brick to match existing and roof tiles to match existing.
- Design:

- o the proposed alterations to the front elevation include removing the garage door and replacing it with a re-sited front door and closing up the existing front door. The alterations are modest and relate well to the host dwelling and will not cause harm to the streetscene.
 - o The proposed first floor rear extension is a modest addition to the dwelling. The overall design and appearance of the proposed extension relates well to the host dwelling and neighbouring properties.
 - o The proposed materials are acceptable.
- o Potential impact on neighbouring amenity
 - o *impact on no 243:*
 - o no harm arising from alterations to front elevation and openings.
 - o the proposed first floor rear extension will be sited away from no 243 which also has a deeper first floor rear extension. No harm arising.
 - o *Impact on no 247:*
 - o no harm arising from alterations to front elevation and openings.
 - o the proposed first floor rear extension will be bring some additional bulk and mass closer to the boundary of the other half of the semi detached pair.
 - o However, the extension is small and set an adequate distance off the shared boundary. No harm arising.
 - o It is considered that overall, no unacceptable harm would be caused to the amenity of nos 243 and 247.
- o Amenity for future occupiers – acceptable.
- o Parking and access – the proposal does not generate the need for additional parking. The garage door does not serve a full garage so there is no loss of parking as a result of the conversion. There is adequate space to park on the driveway and on street parking provision.
- o 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.
- o 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 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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 13 July 2026	