

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00350/FPH	Single storey rear extension to link existing detached garage to main dwelling. Alterations to existing garage to include external cladding and alterations to fenestration following removal of existing garage doors to facilitate conversion of garage into habitable accommodation (amended plans received 21/08/2026).	83 Wellingham Avenue Hitchin Hertfordshire SG5 2UN

Submitted Plan Nos

108 2025 001 108 2025 002 Rev A 108 2025 003 Rev G 108 2025 004 Rev G 108 2025 005 Rev G 108 2025 006 Rev C

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

2.0 **Site History**

2.1 79/01010/1 - Erection of two storey rear extension. CP 21/06/79.

3.0 **Representations**

3.1 Neighbour notification undertaken. Two comments received:

- ☐ seeking reassurance in respect of the wall between the driveways at 83 and 85 Wellingham Avenue.
- ☐ depth of additional 6m on the existing 4m extension would result in a twenty foot long, 10 foot high wall along our garden, blocking light to our garden and living room.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No 83 is a two storey semi detached property with a detached single garage to the side/rear. Brick and tile construction with some render on front elevation. Off street parking.

4.1.2 No 81, the neighbouring semi pair property has a similar two storey rear extension to the application property and the rear elevations are in line.

- 4.1.3 No 85 sits at a slightly lower level as Wellingham Avenue slopes down from west to east. The property also has a detached garage to the side/rear which sits adjacent to but slightly offset from the garage at the application property.
- 4.1.4 The surrounding area is mostly residential and there is some variety in the streetscene although there is a degree of cohesion in the design and appearance of the locality.

4.2 **Proposal**

- 4.2.1 Consent is sought for:

“Single storey rear extension to link existing detached garage to main dwelling. Alterations to existing garage to include external cladding and alterations to fenestration following removal of existing garage doors to facilitate conversion of garage into habitable accommodation (amended plans received 21/08/2026).”

- 4.2.2 Materials proposed:

- ☐ timber effect composite cladding.

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.
- ☐ Access, highways and parking.

- 4.3.2 Amended plans were received 21/08/2026 reducing the depth of the proposed extension to 3.5m.

Design and Appearance

- 4.3.3 NPPF policy DP3 requires development proposals to respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.
- 4.3.4 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.
- 4.3.5 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.
- 4.3.6 The proposed extension will convert and slightly extend the existing single garage combined with a 3.5m deep rear single storey extension. The proposal relates adequately to the host

dwelling and neighbouring properties. The conversion of the garage will be visible from the streetscene and is acceptable. The proposed materials of timber effect composite cladding are not found widely in the neighbourhood. However, the extension is not visible from the streetscene and only the converted garage frontage is visible. The cladding will not therefore have a significant effect on the streetscene and is unobjectionable. A small planter on the front elevation in cladding is unobjectionable.

- 4.3.7 Overall the design and appearance of the proposal is acceptable.

Impact on Neighbour Amenity

- 4.3.8 NPPF Policy P3 refers to living conditions and pollution and sub section 2 (b) sets out that development proposals should not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site.
- 4.3.9 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 81

- 4.3.10 The proposal extends the rear elevation of no 83 by approximately 3.5m close to but slightly set off the boundary with no 81. Due to the modest depth and single storey nature, no unacceptable harm will arise to the amenity of no 81.
- 4.3.11 It is considered that the concerns raised by the occupiers of no 81 have been overcome by the reduction in depth of the proposed extension.

Potential impact on no 85

- 4.3.12 The bulk of the new extension will be sited away from no 85. There will be a modest extension of the existing garage to the rear but this will be screened from no 85 by their garage which is slightly offset with no 83's. No unacceptable harm will arise.
- 4.3.13 The comments raised regarding the wall and driveway are noted. However, such matters are not a planning consideration and do not form part of the assessment of the planning merits of this proposal.

Access, highways and parking

- 4.3.14 The proposal does not generate the need for additional parking but will result in the loss of the use of the garage. There is adequate space to park on the driveway and on street. Parking is acceptable.

- 4.4 **Conclusion**

4.4.1 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.

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.

Proactive Statement:

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: 5 October 2026	