

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01568/FPH	Rear infill extension with replacement flat roof and parapet following demolition of existing rear conservatory. Alterations to existing fenestration.	64 Gaping Lane Hitchin Hertfordshire SG5 2JE

Submitted Plan Nos

050 P02 051 P02 060 P02 061 P01 100 P01 101 P01 200 P01 201 P01

1.0 Policies

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12	Achieving well-designed places
SP9	Design and Sustainability
SPDDS	Design Supplementary Planning Document

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Neighbour notifications: No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Semi-detached dwelling located on the north side of Gaping Lane.

4.2 **Proposal**

Rear infill extension with replacement flat roof and parapet following demolition of existing rear conservatory. Alterations to existing fenestration.

4.3 **Key Issues**

Design

The proposed extension is sympathetic to the existing house in terms of scale and proportions, external materials and window design consistent with Policies D1 and D2 of the Local Plan. The alterations to the existing fenestration would be in keeping with the host property.

Impact on neighbours

The extension is modest in projection and the property next door at No. 62 has an extension on the boundary. There is also a 1.8m high fence separating the two properties. The extension would be the same depth with different form adjacent to No.66 Gaping Lane, so the impact would be minimal. The proposals will have an acceptable relationship with adjacent properties in accordance with Policy D3 of the Local Plan.

Climate change

The limited scale of the development means that the proposals will have no impact on local climate change. No BNG gain is required as this householder application is exempt under the legislation.

Parking

No additional parking is required for this development.

4.4 Conclusion

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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 20 August 2025	