

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01328/FPH	Two storey side extension, part two storey and part single storey rear extension, replacement fenestration, landscaping works including raised patio and steps following demolition of existing shed building. (Amended plans received 05/08/26).	44 Brampton Park Road Hitchin Hertfordshire SG5 1XF

Submitted Plan Nos

001 002 003 004 Rev A 005 Rev A 006 Rev A

1.0 Policies

2.0 **Site History**

- 2.1 06/01410/1HH - Provision of car port on side elevation and timber shed in rear garden following removal of existing outbuildings – Conditional Permission

3.0 **Representations**

- 3.1 **Site Notice:** Yes- erected: 10/06/2026 - Expiry Date: 03/07/2026

3.2 **Neighbour Consultations:**

One letter of representation was received. Concerns raised include loss of light due to the orientation of the garden and the depth off the single storey rear extension, impacting loss of value to the property and occupier amenity.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 44 is a two-storey semi-detached dwelling situated on the eastern side of Brampton Park Road within a predominantly residential area of Hitchin.

4.2 **Proposal**

- 4.2.1 Permission is sought for the erection of a two-storey side and part two storey and single storey rear extension, replacement fenestration, landscaping works including a raised patio and steps following the demolition of the existing shed.
- 4.2.2 The proposed single storey rear extension would measure approximately 2.5m in depth from the existing rear elevation (5m in total from the rear wall of the existing two storey part of the dwelling), 8.2m in width and approximately 3.3m from ground floor to the top of the proposed parapet wall. At first floor level the rear extension is set away from the adjoining neighbour by 3.4m and measures approximately 4.8m in width, approximately 5.9m in height, meeting the existing eaves height and approximately 2.4m in depth. To the side, the two-storey extension would measure approximately 2.1m in width and approximately 9.85m in depth from front to back.
- 4.2.3 The rear garden is also undergoing some landscaping with the existing raised patio being extended by 3.7m allowing for an increased area of hardstanding following the erection of the single storey extension.

- 4.2.4 Amendments: The roof has been amended to fit better with that of the existing and the crown roof detail removed, offering a more traditional roof finish, in keeping with others in the vicinity. The render line to the front and side has been amended to be in line with that of the host dwelling and the parapet wall where it meets that of the adjoining neighbour has been reduced slightly to assist with potential overshadowing.
- 4.2.5 The proposed materials of construction would be render and red-faced brickwork to the front and side with buff brick to the rear, natural slate and replacement white UPVC windows and doors.

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties and parking provision.

Design and Appearance:

- 4.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Chapter 14 – Achieving well-designed places). In this regard, Policy D1 and Policy D2 of the Local Plan are consistent with the NPPF.
- 4.3.3 The proposed alterations would predominantly be situated to the rear of the dwelling, with the side extension being visible from the public realm and street scene. The proposed materials of construction and built form would be sufficient and in-keeping with the surrounding area and is not considered to be detrimental to local character. The proposed alterations to the rear would also utilise built form and proportions to complement the character of the host dwelling and surrounding area. It is therefore considered to be visually acceptable. Matching materials would also be used to result in an in-keeping addition.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policy D2 of the Local Plan and the core principles set out within the National Planning Policy Framework.

Impact on Neighbouring Properties:

- 4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP. In this instance no neighbour objections have been received.
- 4.3.6 The application site is neighboured by No. 43 & 45 Brampton Park Road to both side boundaries. The proposed side extension would be situated adjacent to the boundary with No. 45. There is approximately 930mm between the proposed side extension and the shared boundary. No 45 has been previously extended, however a gap of approximately 1900mm sits between the two properties. There are existing windows on these elevations. At present the openings in the application dwelling comprise a landing window and bathroom window. The proposed scheme offers a secondary opening to bedroom 1 in their place. Given its new proximity to the shared boundary this should be

fixed and fitted with obscure glazing with opening elements above 1.7 from internal floor level. A condition has been added to address this potential neighbour amenity issue.

- 4.3.7 With regards to No. 43 the proposed extension would be single storey adjacent to the boundary of this neighbour and would be modest in depth and height. Neighbour representation has raised concerns about the proposed height and depth of the single storey projection due to loss of light given the orientation of the properties. The depth of the single storey extension measures 2.5m from the existing rear elevation with a maximum height of 3m from the existing raised patio (3.3m from ground level). It is therefore unlikely to be overbearing or result in a significant loss of light. The scheme has been amended to take on the comments raised and the design has taken the parapet wall down in height where it extends beyond the plane of the adjoining neighbour.
- 4.3.8 The first-floor extension would be positioned away from the shared boundary and will not adversely impact the amenity of either neighbour by means of overlooking or being unduly overbearing. The first-floor extension will afford some new views into neighbouring gardens, but these views are not substantially different to the existing arrangement. It is therefore considered to be acceptable.
- 4.3.9 Whilst the proposed dwelling extensions do not raise concerns regarding overlooking the existing fence height along the shared boundary with No.43 is too low for the new extended patio area and a condition has been added to ensure the ongoing privacy is retained through improved boundary treatment. The agent is agreeable to a condition with this in mind.
- 4.3.10 Given the above and subject to conditions, it is considered that the proposed development would result in no unacceptable overbearing impact or overlooking upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.11 The proposed development includes the addition of a single bedroom, resulting in a total of 4 bedrooms. The property currently has one parking space to the front of the site and potentially one further space beyond existing timber gates. The new side extension would look to remove the gates and the potential space behind them. However, the site is in a sustainable location close to the town centre and within walking distance of a wide range of services. Furthermore, there is no on-street parking restrictions and there appears to be capacity in Brampton Park Road for additional on-street parking. Given all of the above it is considered that the proposed parking arrangements are satisfactory in this case.

Environmental Implications:

- 4.3.12 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 5 of the NPPF.

Biodiversity Net Gain:

- 4.3.13 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 to it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of both the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 The scheme has been amended (see paragraph 4.2.4) to overcome some design concerns, neighbour amenity impact and conditions have been added accordingly.

4.6 **Pre-Commencement Conditions**

- 4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

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 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.

4. The bedroom window at first floor level on the south east elevation of the development hereby permitted shall be permanently glazed with obscure glass and shall be non-opening below a height of 1.7 metres above the finished internal floor level of the room in which the window is installed. Any part of the window capable of opening shall be at least 1.7 metres above the finished internal floor level and the obscure glazing shall thereafter be retained.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

5. No extension of the patio hereby approved shall commence until details of the proposed boundary treatment along the site boundaries have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the design, height, materials and positioning of the boundary treatment and shall demonstrate how the amenity and privacy of the occupiers of neighbouring residential properties will be safeguarded. The approved boundary treatment shall be installed in full prior to the first use of the extended patio and shall thereafter be retained and maintained as approved.

Reason: To safeguard the privacy and residential amenity of the occupiers of neighbouring properties in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

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: 3 September 2026	