

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00920/FPH	Two storey and part single storey front and side extension, replacement front dormer window and insertion of rear box dormer to create habitable space at first floor level. Front porch canopy and replacement pitched roof over existing garage. Alterations to fenestration and removal of existing chimney. External rendering and cladding. Alterations to boundary wall.	201 Stevenage Road Hitchin Hertfordshire SG4 9EA

Submitted Plan Nos

01A 02A 03 04C 05C

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

2.1 24/00930/FPH - Repositioning of existing dropped kerb

Conditional Permission

2.2 22/01627/FPH - Part two storey and part single storey front and side extensions. First floor rear extension. Pitched roof over existing garage and extension of roof to provide covered area. Erection of replacement retaining wall on western boundary (variation of planning permission 21/02533/FPH granted 16.12.2021).

Conditional Permission

2.3 21/02533/FPH - Single storey front and side extension and single storey first floor rear extension over existing rear extension. Enlarge front elevation dormer, insertion of front elevation canopy over existing doorframe and replace existing detached garage flat roof with a pitched roof. Replace retaining wall on western boundary (as amended by plans received on 08/12/2021).

Conditional Permission

2.4 96/01231/1HH - Single storey rear extension following demolition of conservatory

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 201 is a two storey detached chalet bungalow situated on the north side of Stevenage Road and within a predominately residential area of Hitchin. The application site is not situated within a Conservation Area. The application site features an existing

single storey rear extension and benefits from off-street car parking with space for at least two cars.

- 4.1.2 This part of the Stevenage Road street scene consists of a group of five matching chalet bungalow dwellings. Most dwellings have been extended in various ways to the rear whilst retaining the original front elevation.

4.2 **Proposal**

- 4.2.1 Two storey and part single storey front and side extension, replacement front dormer window and insertion of rear box dormer to create habitable space at first floor level. Front porch canopy and replacement pitched roof over existing garage. Alterations to fenestration and removal of existing chimney. External rendering and cladding. Alterations to boundary wall.
- 4.2.2 The application is a variation of planning permission 22/01627/FPH previously granted on 11/08/2022. The alterations include the increased ridge height to the two-storey extension and the removal of the two-storey rear extension.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed works to the dwelling would result in a significant increase to the scale of the property within the street scene. However, the site is considered to be set back from the public highway limiting any overbearing impact the proposed development may have upon the character of the area.
- 4.3.4 The development would include the creation of a front facing gable extension at an increased ridge height over existing and that would incorporate a number of contemporary features including a large front facing gable window and single storey flat roof wrap around projection. The proposal includes a rear flat roof dormer window which marks a great reduction in bulk from the previously approved scheme. It is considered that the design and appearance of the extension works would not result in any unacceptable harmful impact upon the character and appearance of the locality.

- 4.3.5 Furthermore, it is noted that the dwelling would be rendered in off white and feature a natural slate roof. There are a number of properties within the locality that feature a rendered finish. It is considered that the proposed materials would be appropriate and would not result in an unacceptable adverse impact upon the character and appearance of the street scene.
- 4.3.6 The other proposed alterations, including the flat roof to the front dormer, altered garage roof, front porch canopy and altered boundary wall, would not significantly alter the character or appearance of the dwelling compared to the previously approved scheme.
- 4.3.7 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As the proposal is not entirely subservient to the existing dwelling, the proposal does not strictly comply with policies D1 and D2 of the NHLP; however, the proposal does not contradict the spirit of these policies or Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.8 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.
- 4.3.9 No. 199 Stevenage Road sits at a higher elevation when compared to the application property and is set away from the shared boundary line. It is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.10 No. 203 Stevenage Road features an existing two storey rear projection and the majority of the bulk from the proposal is set away from this property. The increase in the garage roof height would be noticeable but is mitigated by the pitch. It is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.11 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The development includes an increase in the number of bedrooms from 3no. to 5no. The application site would maintain sufficient parking for a minimum of 2no. spaces. Therefore, regarding Policy T2 of the NHLP, no parking issues would arise from the proposal.

Environmental Implications

- 4.3.13 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

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 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 June 2026	