

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00748/FPH	Two storey side extension and single storey rear extension following demolition of existing external side storage/extension and part rear extension. External render.	33 Bearton Green Hitchin Hertfordshire SG5 1UL

Submitted Plan Nos

PL-599-A PL-600-A PL-605-A

1.0 Policies

D1	Sustainable design
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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 26/00709/LDCP - Hip to gable roof extension with rear box dormer to facilitate loft conversion to habitable space.

Granted

2.2 07/01585/1HH - Single storey side extension to provide garage and living accommodation

Conditional Permission

2.3 98/00657/1HH - Single storey rear extension and detached garage

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a semi-detached two-storey dwelling situated on Bearton Green, Hitchin. The application site benefits from a driveway and wrap around garden.

4.2 **Proposal**

4.2.1 Two storey side extension and single storey rear extension following demolition of existing external side storage/extension and part rear extension. External render.

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 two-storey side extension would have a width of 2.35m, a depth to match the main two-storey element of the existing dwelling, and a roof form, pitch and height to match existing. The proposed side extension would be further set back from the side boundary line than the existing side element, leaving a 1.0m gap. The proposed changes to gable the existing roof have been granted under 26/00709/LDCP. The design includes 1no. rear rooflight. The proposed external materials are set to match existing

4.3.4 The proposed single storey rear extension would have a width of 8.0m leaving a 1.0m gap from the western boundary line and a 0.2m gap from the eastern boundary line, a depth of 4.0m extending 1.05m further than the existing rear element and would have a flat roof with a height of 3.0m. The design includes 3no. rooflights and 1no. high level western side elevation ground-floor window. The proposed external materials are set to match existing bar the proposed low level glazed green tiles and black aluminium framed rear fenestration, the design of which is considered acceptable. Given the height and depth of the existing rear element, while the proposal would mark a material change in scale, this change is considered to be acceptable.

4.3.5 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 such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 Regarding no.31 Bearton Green, the western non-adjointing neighbour, while the flank of the application dwelling as a whole would come closer to the shared boundary line, a 1.0m setback will be maintained. No side elevation first-floor windows are proposed. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.31's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.8 Regarding no.35 Bearton Green, the eastern adjoining neighbour, the two-storey element of the proposal would not affect this property. The single-storey element will be 1.05m deeper than existing at 3.0m in height; given the existing eaves height of 2.6m and maximum height of 3.5m at a depth of 2.95m, this will present a material change in scale, but such a change is considered acceptable, given the existing relationship. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.35's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The development includes an increase in the number of bedrooms from 3no. to 4no. The driveway would maintain sufficient space for a minimum of 2no parking spaces. Therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.11 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:

- 4.3.12 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 May 2026	