

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01432/FPH	Single storey rear and side extensions following demolition of existing garage. Alterations to existing fenestration. Installation of solar panels to existing rear roofslope.	39 The Avenue Hitchin Hertfordshire SG4 9RQ

Submitted Plan Nos

313-011 Existing 313-028 Proposed 313-001 313-002 Rev A 313-010 313-012 313-020 Rev C 313-021 Rev C 313-022 Rev C 313-024 Rev D 313-025 Rev B 313-026 313-027

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – One response received raising no objections.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey end-terraced dwelling situated on The Avenue, Hitchin. The site benefits from a front garden/driveway. The site lies within the Gosmore Conservation Area. The application site is in the proximity of Gosmore House, a grade II listed building.

4.2 **Proposal**

4.2.1 Erection of single storey detached garden outbuilding.

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 and Heritage Impact:

- 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 single storey side extension would be further set in from the front elevation than the existing garage and would extend beyond the rear of the existing two-storey element of the dwelling. The design shows a 'kink' resulting in the rear element coming away from the dwelling. Bar the 'kink' the width would be similar to the existing garage. The proposed flat roof would be comparable, if not slightly lower than the existing garage roof. The proposed external materials are brick cladding to match existing brickwork and timber cladding for the walls, a planted roof and aluminium framed fenestration. The majority of the new front façade would be timber clad. There is an established use of timber cladding within the Conservation Area. Given the evident use of timber and well vegetated nature of The Avenue, the design of this element of the proposal would not contradict established character of the locality. Therefore, it is not considered that this would cause unacceptable harm to the Conservation Area.
- 4.3.4 The proposed single storey rear extension would not exceed the height or depth of the existing single storey rear element. The design includes an asymmetrical dual pitched, gable end roof form. The proposed external materials are brick cladding to match existing brickwork and timber cladding for the walls, a zinc roof with colour to match the existing slate tiles and aluminium framed fenestration. Given the above reasoning, the acceptability of zinc as a roof material and that this element would likely not be visible to the public realm, the design of this element of the proposal would not contradict local context or cause unacceptable harm to the Conservation Area.
- 4.3.5 The proposal includes the repair and redecoration of the existing timber framed windows. The proposal includes the introduction of solar panels to the rear roofslope. These elements are considered acceptable.
- 4.3.6 In my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling, streetscene or Conservation Area. The proposal is considered to comply with Policies D1, D2 and HE1 of the NHLP and Sections 12 and 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 Regarding neighbour amenity, the development would predominantly run along existing built form and is sufficiently set away from all boundary lines. 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.
- 4.3.9 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 does not include an increase in the number of bedrooms. The loss of the existing garage would reduce on-site parking provision such that the application dwelling would fail to comply with Policy T2 of the NHLP. The application site is in a sustainable location and on-street parking exists. Therefore, failure to comply with Policy T2 would not result in a strong enough reason for refusal.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 July 2026	