

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02304/FPH	Single storey side and rear extension following demolition of existing garage.	89 Ninesprings Way Hitchin Hertfordshire SG4 9NU
<u>Submitted Plan Nos</u>		
2192_YPUK_P001 2192_YPUK_P003_ 2192_YPUK_P004(A) 2192_YPUK_P004(B) 2192_YPUK_P002_P5_ 2192_YPUK_P005_P5 2192_YPUK_P006(A)_P5 2192_YPUK_P006(B)_P5		

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 **Site History**

2.1 No previous history.

3.0 **Representations**

3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 89 Ninesprings comprises a single storey bungalow in a residential area in Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- ☐ Single story rear extension.
- ☐ Alterations to the existing garage to include a hipped roof and the insertion of a ground floor front window following the removal of the existing garage doors to facilitate the conversion of the garage into habitable accommodation.

4.3 **Key Issues**

4.3.1 **Principle:** Within the Hitchin settlement boundary, proposal comprises an alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan.

4.3.2 **Design:** The proposed built form and materials would be similar to the mixed built form found to existing dwellings nearby, minimal impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Heritage considerations:** N/A.

4.3.4 **Impact on the street scene:** The works are to the and side rear of the dwelling and Therefore, the rear extension would be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. The changes to the side including the introduction of a hipped roof and the conversion of the garage would be similar to other developments along Ninesprings Way. It is therefore considered that there would be no impact to street scene.

4.3.5 **Impact on neighbours:** Would not project significantly beyond the existing rear or principal elevation of the neighbouring dwellings. Some increase in bulk on the boundary would arise, however, this would be set against the existing dwelling and is not considered to be significant. Therefore, impacts to light and outlook would not be unacceptable. Privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.

4.3.6 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.7 **BNG:** Exempt from BNG requirements.

4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 November 2025	