

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00890/FPH	Single storey side extension and alterations to openings (revised plans received 20/05/2026).	67 London Road St Ippolyts Hitchin Hertfordshire SG4 7NE

Submitted Plan Nos

24057-67LR-A301 24057-67LR-A302 24057-67LR-A303 24057-67LR-A304 24057-67LR-A305 24057-67LR-A306 24057-67LR-A307 24057-67LR-A308 24057-67LR-A309 24057-67LR-A310 24057-67LR-A311 24057-67LR-A312

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

Notes:

- ❑ Representations - no objections have been received to this application.
- ❑ Relevant planning history
 - o 24/02933/FPH - First floor rear extension with pitched roof and alterations to front staircase window. CP 24/04/2025. This has not been built on site.
- ❑ Planning constraints – none relevant to the site.
- ❑ Existing property - detached dwelling located on the east side of London Road, St Ippolyts. Set in a large plot.
- ❑ Surrounding area - the surrounding area is largely residential with variety in the appearance of the streetscene and materials used.
- ❑ Proposal – consent is sought:
 - o *“Single storey side extension and alterations to openings (revised plans received 20/05/2026).*
 - o Proposed materials To match existing
- ❑ Design - the proposed extension is a modest addition to the side of the property at ground floor.
 - o The addition will not be visible from the street. No unacceptable harm will be caused to the character and appearance of the streetscene which is varied.
 - o The flat roof form is not particularly in keeping with the host dwelling but is unobjectionable.
 - o Alterations to openings are minor and acceptable.
 - o The proposed materials to match existing are acceptable.
- ❑ Potential impact on neighbouring amenity
 - o *impact on no 65:*

- ☐ the proposal will be set on the far side of the dwelling away from no 65 – no harm caused.

o *Impact on no 69:*

- ☐ The extension will project approximately 4m rearwards from the existing games room. The existing games room has a pitched roof and part of the rear roof slope will be replaced by the flat roof that will then continue over the new rear projection, dropping down to a slope towards to the rear.
- ☐ Therefore whilst the new extension at ground floor will be 4m in depth, the alteration to the existing games room roof will increase the height of the existing roof and then extend it.
- ☐ No 67 is set slightly off the boundary with no 69 and the dwelling of no 69 is set well off the shared boundary.
- ☐ The proposal will extend the built form of no 67 further to the rear and will increase the bulk and mass of the side elevation facing towards no 69.
- ☐ Some degree of harm may arise to no 69 along the boundary area as a result of the increase in the roof height and the extension. However, the amenity space closest to the boundary appears to be access to the rear and not high value outdoor amenity space.

- o It is considered that overall, whilst some harm may arise, it would not be to a sufficient degree to warrant a refusal on this basis.

- ☐ Amenity for future occupiers – acceptable.
- ☐ Parking and access – the proposal will result in an additional bedroom. However, there is adequate space to park on the driveway and on street parking provision.
- ☐ Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- ☐ Recommendation - Grant conditional permission.

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 extension(s) 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.

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: 10 June 2026	