

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00847/FPH	Single storey rear extension following demolition of existing rear element. Alterations to existing roof including replacement roof finish and insertion of front and rear rooflights to facilitate loft conversion. Alteration to fenestration including insertion of first floor side window.	68 Old Park Road Hitchin Hertfordshire SG5 2JT

Submitted Plan Nos

2509-00 2509-01A 2509-02A 2509-03A 2509-01

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 26/00544/LDCP - Single storey rear extension following removal of existing attached timber outbuildings. Alterations to fenestration including insertion of first floor side window.

Refused

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 Old Park Road, Hitchin. The application site does not benefit from on-site parking

4.1.2 There does not appear to be any planning history for the existing side/rear element; however, it was completed by March 2020, so is lawful by the passage of time.

4.2 **Proposal**

4.2.1 Single storey rear extension following demolition of existing rear element. Alterations to existing roof including replacement roof finish and insertion of front and rear rooflights to facilitate loft conversion. Alteration to fenestration including insertion of first floor side window.

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 single storey side/rear extension would have a maximum width of 4.255m matching the width of the existing dwelling and existing side/rear element, a maximum depth of 8.235m extending 3.1m from the rear most original dwelling wall but matching the depth of the existing side/rear element and would have a pitched roof with an eaves height of 2.391 and a peak height of 3.18m. The proposed external materials are all set to match existing. While largely obscured, the development would be partially visible to the streetscene.
- 4.3.4 The proposed alterations to the roof include a new finish to match existing, 2no. modest front rooflights and 1no. modest rear rooflight. This will facilitate a loft conversion.
- 4.3.5 The proposed alterations to fenestration include: 1no. new side elevation first-floor window; 1no. replacement side elevation first-floor window serving a bathroom and conditioned to be obscure glazed; new enlarged side entrance door; replacement fenestration in existing openings to match existing. Given the lack of side elevation fenestration to the non-adjointing neighbour, I do not consider it prudent to condition the new side elevation first-floor window, indicated to serve a bedroom, to be obscure glazed.
- 4.3.6 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:

- 4.3.7 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 no.67 Old Park Road, the adjoining neighbour, the proposed side/rear extension would maintain the same footprint as the existing side/rear extension and would match the depth of the existing rear element to this property. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.67's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

4.3.9 Regarding no.69 Old Park Road, the non-adjoining neighbour, this property lacks side elevation fenestration. The rear most side elevation first-floor window is conditioned to be obscure glazed. The proposed side/rear extension would maintain the same footprint as the existing side/rear extension, maintaining a 1m offset from the shared boundary. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.69's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.11 The development includes an increase in the number of bedrooms from 3no. to 4no. The site has no on-site parking, so already fails to comply with Policy T2 of the NHLP. The site is within a sustainable location and the works to complete the loft conversion would likely have a permitted development fallback position, so this would not be a strong enough reason for refusal.

Environmental Implications

4.3.12 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:

4.3.13 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.

3. The rear most window at first floor level on the side elevation elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 May 2026	