

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01791/FPH	Single storey rear extension	41 Hillfield Avenue Hitchin Hertfordshire SG4 0AL

Submitted Plan Nos

A 501 - SIDE A 101 - SIDE A 201 - SIDE A 103 - SIDE A 203 - SIDE

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 **Site History**

2.1 23/02898/FPH - Single storey front extension. Alterations to existing store/utility including pitched roof and insertion of front window to facilitate the conversion of store/utility to 1-bed ensuite. – Conditional Permission

2.2 19/02246/NCS - Single storey rear extension with the following dimension:
Length as measured from rear wall of original dwelling - 6.0 metres – Prior Approval not Required

2.3 19/02232/FPH - Single storey front extension and addition of pitched roof to existing single storey side element. – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 41 comprises a semi-detached two storey dwelling off Hillfield Avenue, Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for the erection of a single storey side/rear extension.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate 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 dwelling has been enlarged to erect a single storey rear extension, and this is under construction, following the approval under the NCS application. The element to the side was previously granted for conversion into a single bed and is under construction. Cumulatively, the enlargements would substantially enlarge the dwelling, and this is acknowledged. It is noted that the dwelling directly opposite has previously been enlarged to a similar scale to that proposed in this application. Therefore, the grain of development locally would not be harmed. Furthermore, this proposed extension would be to the rear, and would therefore be obscured from view from the street scene, and I do not consider that harm to the street scene would arise. The proposal would feature built form sympathetic to the existing rear extension, and materials of construction similar to the existing host dwelling. I therefore do not consider that it would be visually harmful to the host dwelling.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.6 The application site is neighboured to the north by No. 43 and to the south by No. 39 Hillfield Avenue. The proposed extension would not be visible from No. 43 owing to the

presence of the NCS extension to the rear. I therefore consider neighbour impacts for this neighbour are unlikely to be significant. Turning to No. 39, the proposed extension would sit on and extend along the shared boundary. It would measure approximately 4.2m in depth from the rear elevation of the projection to the side. Given the flat roof to the extension, and the separation to the boundary from the main dwelling at No. 39, I do not consider that the proposal would be unacceptably overbearing or harmful. Outlook from the extension would be at ground floor level, and would not be allowing for direct views into neighbouring curtilages that would potentially be harmful. No neighbour objections were received.

- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no 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:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

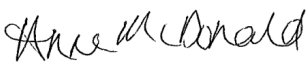
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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: 3 September 2025	