

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01212/FPH	New two-storey extension with internal and external structural openings/alterations reconfiguration of the existing internal spaces. New roof lights and roof extension, external alterations and replacement windows and doors to the existing building to all elevations. Erection of a new garden storage and bin store (amended by plans received 18/08/25)	31 Manor Crescent Hitchin Hertfordshire SG4 9LY

Submitted Plan Nos

001 002 003 004 005 227 010 C 227-010-C-downtakings 227-021-A 227-021-A-downtakings 227-022-A 227-022-A-downtakings 227-023-A 227-023-A-downtakings 227-030-C 227-030-C-downtakings 227-031-C 227-031-C-downtakings

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

- 2.1 21/02697/FPH - Single storey rear extension, replace existing front elevation rooflight with a dormer window and insert dormer window to existing rear elevation roofslope (as a variation to planning permission 21/02546/FPH, withdrawn) – Approved 25/10/21.
- 2.2 21/02546/FPH - Single storey rear extension, replace existing front elevation rooflight with a dormer window and insertion of dormer to existing rear roofslope – Withdrawn.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached chalet bungalow with a pitched roof. A footpath extends to the north and rear of the site. Ground levels rise to the rear. The north and rear

boundaries are 1.8m high fences. The rear boundary with attached dwelling No. 29 is a fence with higher vegetation and trees. The site is in a residential area comprised of semi-detached bungalows, chalet bungalows and two storey dwellings, and a small number of detached bungalows.

4.2 Proposal

- 4.2.1 The proposal is for a two storey rear extension with a pitched and flat roof, which would also extend partially over a single storey rear projection and would have a small single storey element. A new front dormer and a replacement front dormer, two new front rooflights, and alterations to openings, are also proposed to the dwelling. Larch cladding would be added to the remaining elevations of the single storey projection. The number of bedrooms would be increased from two to four.
- 4.2.2 A new outbuilding with a flat roof is proposed to the side of the dwelling, and new areas of hardstanding are proposed for the rear garden.

4.3 Key Issues

- 4.3.1 The key material considerations are design, impacts on neighbour amenity, and parking.

Design

- 4.3.2 There are no objections to the new hardstanding in the rear garden as these would be small areas acceptably integrated into the existing lawn and will not be visible in public views. The new outbuilding to the side of the dwelling will be small and of a low height, will appear similar to existing and proposed fencing, and is considered acceptable.
- 4.3.3 The replacement front dormer would be slightly larger and higher than the existing dormer, and is considered of an acceptable size and design. The new front dormer would essentially match the replacement dormer and would provide a symmetry to the front roof slope, and is acceptable as the dwelling would remain to appear as a chalet bungalow with its dormers not dominating the front roof slope. There are no objections to the new front rooflights, the altered front and side openings, and to the exterior of the single storey rear projection that will not be covered by the rear extension.
- 4.3.4 The proposed two storey rear extension is the largest element of the proposal. In footprint, floorspace and overall size it's not considered excessively large in relation to the main dwelling. The extension would have visibility from a nearby public footpath to its north, although it would not be prominent in the street scene. The extension would be of a more contemporary design and materials, which in this case is considered to relate acceptably to the character and appearance of the host dwelling, with limited impacts on the locality.
- 4.3.5 The rear extension would have pitched and flat roofs, but is considered to appear sufficiently in keeping with the simple pitched roof form of the main dwelling to be acceptable in this respect, while the flat roof sections are not considered to harm the character and appearance of the dwelling due to their limited size and limited visibility from outside the site. The external materials are considered acceptable. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.6 The proposed rear areas of hardstanding will be sunk into the rear garden which rises to the rear, and will not harm amenity. The new outbuilding will be low with a flat roof and a similar height to an adjacent boundary fence, and will not harm amenity. The proposed works to the front and side of the dwelling will be small in size and scale and are not considered to result in impacts neighbours greater than the existing dwelling.
- 4.3.7 The proposed rear extension would be considered to be sufficiently far from neighbouring dwelling to the north No. 33 to avoid overbearing impacts and loss of light, and would not include any first floor openings that would cause loss of privacy. Impacts on the amenity of No. 33 are acceptable.
- 4.3.8 The rear extension will be more visible from attached neighbouring dwelling No. 29. The extension will be to the north of No. 29 and will not cause loss of light. The closest part of the rear extension will be approx. level with the closest rear wall of No. 29 which serves a conservatory with an opaque roof, and as the extension will be set off the boundary, it's not considered it would appear overbearing to No. 29. No openings are proposed facing No. 29 therefore no loss of privacy will be caused. Impacts on amenity are considered acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.9 The number of bedrooms will be increased from two to four. The site will however have parking for at least two cars, which complies with minimum requirements for dwellings with two or more bedrooms and is acceptable. The proposal complies with Policy T2 of the adopted Local Plan.

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**.

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 approved outbuilding shall be used for purposes incidental to those of the host dwelling No. 31 Manor Crescent, Hitchin.

Reasons: In the interests of amenity. To comply with Policy D3 of the Local Plan.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. 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: 20 August 2025	