

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01888/FPH	First and second storey side extension. Insertion of front ground floor window following removal of existing garage door to facilitate garage conversion into habitable accommodation.	10 Springhead Lane Hitchin Hertfordshire SG4 0LJ

Submitted Plan Nos

25036 - 001 25036 - 002 25036 - 010 25036 - 011

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 None relevant

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site accommodates a link-detached, three-storey dwelling on the south side of Springhead Lane, Hitchin. The site benefits from a driveway, a garage and front and rear gardens.

4.2 **Proposal**

- 4.2.1 First and second storey side extension. Insertion of front ground floor window following removal of existing garage door to facilitate garage conversion into habitable accommodation.

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

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 proposed side extension would have a width of 2.15m, maintaining a 1m offset from the boundary line, a depth of 5.1m to match the rear depth of the existing dwelling and have a dual pitched roof with a front gable to broadly match the existing roof design. When measured from the front elevation the proposed roof would have an eaves height of 8.55m and a ridge height of 10.3m to be 0.1m below the ridge height of the existing

dwelling and near match the height and form of the existing front dormer window. The proposed materials are all set to match existing.

- 4.3.4 Alterations to fenestration include the replacement of the existing garage door with a window and new rear doors.
- 4.3.5 While replacing the garage doors with a window for a garage conversion would be considered relatively new for the grain of development of the immediate locality, precedent has already been set by two previous approvals for similar works at no.18 and no.24 Springhead Lane. While the first-floor extension would set a precedent in the immediate locality, this recent housing development incorporates several modern housing styles both symmetrical and asymmetrical. Therefore, it is not considered that the design or massing of the extension would result in an adverse effect on the character of the dwelling or the streetscene as to be objectionable, especially given its set back and subservient nature.
- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 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.12 Springhead Lane, the adjoining neighbour, the proposal would be offset from the shared boundary line by 1m and includes no upper-floor side elevation windows. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.12's living conditions in terms of overdominance, shading or overlooking.
- 4.3.9 Regarding no.8 Springhead Lane, the non-adjoining neighbour, the proposal would not be visible from this property. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.8's living conditions in terms of overdominance, 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 proposal includes an increase in the number of bedrooms from 3no. to 5no and the garage conversion would reduce on-site parking provision. The site would maintain sufficient space for 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

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 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 September 2025	