

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03224/FPH	Part two storey and part single storey rear extension; front/side porch extension following demolition of existing conservatory. Alterations to fenestration to include insertion of first floor side window. Hardscaping works.	4 Aston Rise Hitchin Hertfordshire SG4 9NT

Submitted Plan Nos

2298_YPUK_P002 - 2298_YPUK_P001 2298_YPUK_P003 2298_YPUK_P004 2298_YPUK_P005
2298_YPUK_P006

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 24/02861/FPH - Part two storey and part single storey rear extension; front/side porch extension and insertion of first floor side window following demolition of existing conservatory. Alterations to fenestration

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation:** One received:

3 Aston Rise: Supports the proposal as long as upper floor window serving bathroom is obscured glazing.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey semi-detached dwelling located on Aston Rise, Hitchin. The property has a front garden and a long, thin rear garden but does not benefit from on-site parking. The streetscene has a variety of front and rear extensions.

4.2 **Proposal**

- 4.2.1 Part two storey and part single storey rear extension; front/side porch extension following demolition of existing conservatory. Alterations to fenestration to include insertion of first floor side window. Hardscaping works.

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 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 two-storey element of the proposed rear extension would have a width of 3.65m, extending 0.88m past the eastern side elevation wall, a depth from the existing rear most wall of 4.8m and have a hipped roof with an eave's height of 4.85m and a peak of 6.35m. The western single-storey element would have a width of 3.15m, a depth of 3.5m and have a flat roof with a height of 2.9m. The design includes 1no. roof light on the western single-storey element. The two-storey element includes an upper-floor side elevation window serving a bathroom; this is conditioned to be obscure glazed. The proposed external materials would be facing brick work for the single storey element walls, white render to the two-storey element walls to match existing, profile roof tiles to the two-storey element and white uPVC windows and doors, all to match existing.

- 4.3.4 The proposed front porch extension would have a width of 3.75m, 0.88m of which would project from the eastern side elevation to match the proposed rear element, a depth from the existing front wall of 1.5m and a pitched roof with an eave's height of 2.55m and a peak of 3.3m. The proposed external materials would be facing brick work for the walls, profile roof tiles and white uPVC windows and doors to match existing.
- 4.3.5 Alterations to fenestration include: 1no. new first floor side elevation window; the removal of 1no. ground floor side elevation window and the replacement of 1no. ground floor side elevation window with an external door.
- 4.3.6 The proposed development, in my view, is sympathetic to the existing dwelling in terms of scale, form and materials. As such, the proposed development complies with Policies 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 Due to no.3 Aston Rise being set back into their plot, both proposed extensions would be largely visible from the streetscene. Both proposed extensions are considered to be subservient, and the proposed materials, scale and roof forms are sympathetic to the original dwelling and would not harm the character and appearance of the streetscene.
- 4.3.9 Regarding no.3 Aston Rise, the non-adjoining neighbour who has written in to support the proposal, as this property is set far back into their plot, all proposed built form would run alongside the front garden/existing built form. The upper-floor side elevation windows facing toward this property are conditioned to be obscure glazed. The applicant site is northwest of this property; as such, it is not considered that the proposal would result in an increase in the level of shading to no.3. Therefore it is not considered that the proposal would result in unacceptable harm upon the no.3's living conditions, as to be objectionable in terms of over-dominance, shading or overlooking.
- 4.3.10 Regarding no.5 Aston Rise, the adjoining neighbour, the proposed single storey element of the rear extension, which would run along the shared boundary, is limited to 3.5m with the two-storey element set in from the shared boundary line by 3.25m and including a hipped roof form. No.5 does not benefit from an existing rear extension and is northwest of the application site; so, there would be an element of shading from the proposed rear extension. However, at the proposed scale and massing, it is not considered that the proposal would result in unacceptable harm upon the no.5's living conditions, as to be objectionable in terms of over-dominance, shading or overlooking.
- 4.3.11 Therefore, the proposed development complies with Policy D3 of the NHLP.

Highways and Parking:

4.3.12 The development includes an increase in the number of bedrooms from 3no. to 4no. and includes no off-street parking. While it is acknowledged that there is no off-street parking, which does not align with Policy T2 of the NHLP, the existing dwelling does not benefit from off-street parking, there is on-street parking and the proposal site is in a sustainable location. Therefore, this would not be a strong enough reason for refusal.

Environmental Implications

4.3.13 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:

4.3.14 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 2no. rear most windows at first floor level on the east side 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: 13 February 2026	

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