

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01826/FPH	Single storey rear extension. Erection of detached garage/store/garden room including glazed extension linking to main dwelling following demolition of existing garage.	56 Woolgrove Road Hitchin Hertfordshire SG4 0AZ

Submitted Plan Nos

Location Plan HM-25670-01 HM-25670-03

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 03/00864/1HH - Two storey side extension and single storey front extension (as amplified parking plan received 29/08/2003)

Conditional Permission

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 two-storey semi-detached dwelling on the north side of Woolgrove Road, Hitchin.
- 4.1.2 A variety of outbuildings and rear extensions exist in the immediate locality.

4.2 **Proposal**

- 4.2.1 Single storey rear extension. Erection of detached garage/store/garden room including glazed extension linking to main dwelling following demolition of existing garage.

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 rear extension would have a depth of 3.0m, a width of 6.3m and have a pitched roof with an eaves height of 2.6m and a peak height of 3.7m. The design includes 2no. rooflights. The proposed external materials are all set to match existing.

4.3.4 The proposed detached garage/store/garden would have a square 5.6m by 5.6m footprint and have a dual pitched roof with an eave's height of 2.6m and a ridge of 4.1m. The proposed outbuilding would remain sufficiently offset from the front boundary line. The proposed external materials are all set to match the existing dwelling and proposed rear extension.

4.3.5 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.6 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.

4.3.7 Regarding no.55 Woolgrove Road, the adjoining neighbour, given the appropriate height and massing of the proposed extension, it is not considered that the proposal would result in unacceptable harm upon no.55's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

4.3.8 Regarding no.1 High Dane, the non-adjoining neighbour, while the proposed outbuilding would be taller and set slightly further forward than the existing garage at no.56, given the existing built form at no.1 and that the proposal would be sufficiently set away from

the dwelling, it is not considered that the proposal would result in unacceptable harm upon no.1's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

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

Highways and Parking:

- 4.3.10 The development does not include an increase in the number of bedrooms; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.11 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:

- 4.3.12 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 unacceptable by virtue of Policies D1, D2 and D3 of the NHLP 2011-2031 and Section 12 of the NPPF.

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.

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: 8 September 2025	