

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02495/FPH	Single storey rear/side extension following demolition of existing detached single garage.	26 Frensham Drive Hitchin Hertfordshire SG4 0QP

Submitted Plan Nos

0314-101 0314-201-Rev A 0314-301

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 application site accommodates a semi-detached, bungalow dwelling situated on Frensham Drive, Hitchin. The site benefits from a driveway, a garage and a front and rear garden.

4.1.2 Precedent has been set for deep rear extensions in the immediate locality.

4.2 **Proposal**

4.2.1 Single storey rear/side extension following demolition of existing detached single 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

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 single storey rear/side extension would have a width of 7.7m to join the existing rear element of the adjoining neighbour, a maximum depth of 7.2m extending 2.35m deeper than the existing rear most wall and 1.1m deeper than the existing rear element of the adjoining neighbour and have a flat roof with a height of 3.05m to match the existing rear element of the adjoining neighbour. The design includes 1no. rooflight that would protrude 0.2m above the flat roof. The proposed external materials are all set to match existing bar the felt or single ply flat roof.

4.3.4 The proposed extension would be deep but remains subordinate to the main dwelling. Potential harm from the bulk would be mitigated by the fact that only a small portion would be visible to the public realm and by the depth of the existing rear element of the adjoining neighbour

4.3.5 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbours

- 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.24 Frensham Drive, the adjoining neighbour, the proposed rear/side extension would match the height of and extend 1.1m beyond the existing rear element at no.24. As such, it is not considered that the proposal would result in unacceptable harm upon the no.24's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.8 Regarding no.9 Stotfold Road, the eastern neighbour, the proposed rear/side extension would be off set from the shared boundary line by a minimum, of 1.0m and be largely obscured by the existing built form and vegetation at no.9. As such, it is not considered that the proposal would result in unacceptable harm upon the no.9'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 proposal does not include an increase in the number of bedrooms. The on-site parking provision would be reduced by the loss of the garage; however, the driveway would retain sufficient space for a minimum of 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

- 4.3.11 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:

4.3.12 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 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 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.

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: 14 November 2025	