

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02482/FPH	Single storey rear extension and single storey front porch extension. Alterations to fenestration.	14 Common Rise Hitchin Hertfordshire SG4 0HL

Submitted Plan Nos

I2D-2025-02-1a - I2D-2025-02-2a

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 25/01335/FPH - Single storey front extension

Refused

2.2 16/01863/1HH - Two storey side extension

Conditional Permission

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached, two-storey dwelling on the east side of Common Rise, Hitchin. The site benefits from a driveway and front and rear garden.

4.1.2 The streetscene has a variety of front porch styles, including those similar to the proposal.

4.2 **Proposal**

- 4.2.1 Single storey rear extension and single storey front porch extension. Alterations to fenestration.
- 4.2.1 Previous permission for a single storey front porch extension was refused under ref. 25/01335/FPH. This proposal incorporates a smaller single storey front porch extension as to address the previous reason for refusal.

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 front porch extension would have a width of 3.2m, a depth of 2.55m and have a hipped roof with an eaves height of 2.3m and a peak of 3.5m. The design includes 1no. rooflight. The proposed external materials are all set to match existing. The proposed front porch would be sufficiently offset from the boundary lines and is unlikely to harm the surrounding vegetation.

- 4.3.4 The proposed single storey rear extension would have a width of 3.8m, a maximum depth of 3.7m, extending 2.5m from the rear most wall and have a pitched roof with an eaves height of 2.3m and a peak of 3.5m. The design includes 1no. rooflight. The proposed external materials are facing brick walls with off-white render coining detail, concrete interlocking roof tiles to match existing and white uPVC doors.
- 4.3.5 Alterations to fenestration include a replacement side elevation external door and new ground floor side elevation window and the removal of a front elevation and rear elevation ground floor window to accommodate the proposal.
- 4.3.6 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 previous reason for refusal has been addressed and the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

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.161 Common Rise, the adjoining neighbour, the proposed front porch extension is set sufficiently away from the shared boundary line and has appropriate massing. The proposed rear extension would add bulk to the shared boundary line; however, given the existing built form at no.161 and the appropriate massing of the proposal, it is not considered that the proposal would result in unacceptable harm upon the no.161'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. 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.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 November 2025	

