

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01144/FPH	Single storey rear extension	92 Ickleford Road Hitchin Hertfordshire SG5 1TL

Submitted Plan Nos

RSD-24-20_PO1 - RSD-24-20_PO2 RSD-24-20_PO3 -

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation** – One comment has been received from no.93 Ickleford Road, Hitchin which is located to the south of the application site and raises the following concerns:

- ☐ Clarification that the works would not hinder any future works to no.93.
- ☐ Matters relating to The Party Wall Act
- ☐ Matters relating to the fence and gate and right of way and compliance of right of way access rights
- ☐ Insufficient details shown on submitted plans of the proposed works

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey terraced residential dwelling with stepped pedestrian access to the frontage from Ickleford Road and a liner garden to the rear. A previous single storey infill extension has been constructed between the dwelling and party boundary to the north.

4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Single storey rear extension.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 Following demolition of an existing single storey rear infill extension to the north elevation the proposal would see the erection of a single storey rear extension. The extension would be full-width and would extend approximately 1.0 metres from the rear elevation of the dwelling with the addition of an overhanging canopy extending approximately 0.8 metres with a total height of 3.0 metres. The roof form would be flat with appropriate external finish and the walls would benefit from a brick finish to match the existing facing brickwork. Openings would comprise of a set of folding doors opening to the garden space.

4.3.4 There are existing extensions to properties along the terrace, and I am satisfied that the scale and design of the proposed extension would be a sympathetic addition to the existing dwelling and would not harm the visual amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

4.3.5 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 Local Plan.

4.3.6 One comment has been received in respect of the proposed development, however the comments raised are generally outside of planning legislation. Given the minor scale of the development, I am satisfied that there would be no impact on existing residential amenity.

4.3.7 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

4.3.8 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.9 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications

- 4.3.10 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.11 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 extension hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 July 2025	