

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00478/FPH	Single storey side extension and front porch extension following demolition of existing porch. Alterations to fenestration. (Amended plan received 10/04/26).	6 Manley Highway Cottages Pirton Road Hitchin Hertfordshire SG5 2ES

Submitted Plan Nos

1169 - 01a 1169 - 02 1169 - 03 1169 - SK01b 1169 - SK02b

1.0 Policies

SP5	Countryside and Green Belt
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

Notes:

- ? Representations - no objections have been received to this application.
- ? Relevant planning history:
 - o 01/00398/1 - Erection of two storey flat roofed extension to dwelling. CP 13/05/1974. This appears to have been built on site.
- ? Planning constraints – Green Belt.
- ? Existing property:
 - o 2 storey end of terrace dwelling of brick and tile construction with white render side elevation.
 - o Located at end of Manley Highway – a narrow access road off Pirton Road.
 - o Previously extended.
- ? Surrounding area - the immediate surrounding area is mixed with other residential properties to the south and east and commercial uses to the north. The wider surrounding area is rural countryside.
- ? Proposal – consent is sought for:
 - o *“Single storey side extension and front porch extension following demolition of existing porch. Alterations to fenestration.”*
 - o Proposed materials to match existing.
- ? Principle of Development in the Green Belt
 - o The site sits within the Green Belt. The National Planning Policy Framework (NPPF) states that all development is considered to be inappropriate in the Green Belt unless certain exceptions apply. Exception c) states:
 - ? *“c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;”*
 - o the proposed extensions are modest additions to the property and include a small porch to the front and small single storey side extension. They are not disproportionate additions over and above the size of the original dwelling.

- o The principle of the proposal in the Green Belt is therefore acceptable.

☐ Design

- o The proposed extensions are modest in size and relate adequately to the host dwelling and neighbouring properties. The front porch will alter the uniformity of the appearance of the terrace of properties. However, the properties are not particularly visible in the streetscene and the degree of harm caused is not sufficient to warrant refusal of the proposal.
- o Adequate space remains around the proposal within the plot.
- o Alteration to openings from window to door at rear is acceptable.
- o The proposed materials to match existing are acceptable.

☐ Potential impact on neighbouring amenity

- o *impact on no 5*
 - ☐ the proposed front porch will extend approximately 1.6m deep close to the shared boundary with no 5. The structure will be single storey.
 - ☐ Due to the modest depth and orientation of the properties, no unacceptable harm will arise.
 - ☐ The side extension will be sited away from no 5 – no harm will arise.

☐ Amenity for future occupiers – acceptable.

☐ Parking and access – the proposal does not generate the need for additional parking.

☐ Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies SP5, D1, D2, D3 and T2 and the provisions of the NPPF.

☐ Recommendation - Grant conditional permission.

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: 5 May 2026	