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To: Planning department
North Herts Council

1st February 2026

Dear Sir/Madam,

This cover letter has been prepared in support of a householder planning application at 16 Grovelands Avenue, Hitchin, comprising of the demolition of an existing single storey porch, and the erection of single storey front and side extensions.

This application has been submitted in conjunction with a planning application at 18 Grovelands Avenue, which forms a pair of semi-detached dwellings with No 16, for a single storey front extension.

The planning application is supported by the following:

Document	Drawing Reference
Location Plan	
Existing and Proposed Ground Floor Plan	101 Rev 3.0
Existing Elevations	120 Rev 3.0
Proposed Elevations	121 Rev 3.0
Existing and Proposed Roof Plan	102 Rev 3.0

1. Site and surroundings

The application site comprises a two storey, semi-detached dwelling, which lies within the Settlement boundary and built-up area of Hitchin. The area is residential in character, with dwellings of various designs, many of which have been extended or materially altered.

There are a number of examples of single and two storey front and side extensions which have been undertaken on Grovelands Avenue, including extensions which project beyond the original front elevation.

The site is not located in a Conservation Area and is not subject to any statutory heritage or landscape designations.

2. Planning History

Application reference	20/00492/FPH
Proposed Development	Single storey front porch extension
Decision	Conditional Permission
Decision Date	27 April 2020

Planning permission was previously granted for a single storey front extension and canopy, under LPA ref. 20/00492/FPH, which, whilst no longer extant, represents a material planning consideration.

3. Proposed development

Planning permission is sought for the demolition of a single storey, flat roofed porch, and the erection of single storey front and side pitched roof extensions, to include the provision of rooflights and other fenestration.

Internally, the proposed extensions seek to improve the functionality of the existing dwelling, to provide a shower room, home office, utility room and an enlargement of the existing kitchen.

With respect to materials, the proposal would seek to include:

- Buff facing brickwork to match the existing dwelling;
- Concrete roof tiles to match the existing dwelling;
- uPVC windows and either uPVC or composite external doors with glazing, to match the existing dwelling in style;

The proposed extensions are single storey and modest in scale, which would be sympathetic to the existing dwelling and would not detrimentally impact upon the character and appearance of the surrounding area or street scene.

4. Amenity

Due to the siting and single storey nature of the proposed extensions, it is not considered that there would be any unacceptable impacts on the amenities of neighbouring dwellings.

5. Parking

The application site benefits from off-street parking which would not be impacted by the proposed development and there would be no additional bedrooms created as a result of the proposal.

6. Biodiversity Net Gain

The proposed development would represent a householder application, as defined within article 2(1) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, and is therefore exempt from Biodiversity Net Gain requirements as set out in Schedule 7A of the Town and Country Planning Act.

7. Summary

The single storey front and side extensions represent a modest and well-designed form of development, which would be sympathetic to the existing dwelling and surrounding area. Otherwise, no other harm has been demonstrated with respect to the proposed development in planning terms. Accordingly, it is considered that the development accords with the relevant Policies of the Local Plan, national policy, and other relevant guidance, and that planning permission should be granted.

I trust that the information provided is sufficient to enable you to determine this planning application. However, if you require anything further, please do not hesitate to contact me.

Yours Sincerely,
Eilis Edmonds