

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01872/FPH	Two storey side extension, front porch and alterations to fenestration	1 Chambers Lane Ickleford Hitchin Hertfordshire SG5 3YA

Submitted Plan Nos

RSD-25-04-PO1 RSD-25-04-PO2 RSD-25-04-PO3

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment
SECN12	Achieving well-designed places

2.0 **Site History**

- 2.1 91/00356/1Rear dormer window to facilitate conversion of loft to provide additional bedroom. **REFUSED**
- 2.2 91/00791/1 Rear dormer window to facilitate conversion of loft to provide additional bedroom. New pitch roof over existing flat roof two storey rear extension **REFUSED**
- 2.3 93/01199/1HH Single storey rear and part side extension **Conditional Permission**

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation –**

Glenn Stride - Neighbour - The side elevation overlooks the back garden of my property. I would wish to retain the level of privacy I currently enjoy. As long as there are no changes to the bathroom window, which I believe currently has frosted glass, I have no objection.

3.2 **Ickleford Parish Council – No comments received.**

3.3 **Herts Archaeology - No objection given size of development**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No 1 is an end of terrace, two storey dwelling. The property is set back from the road, with space for 1-2 off street parking spaces for small cars and an attached garage. The surrounding area is largely residential. There are several similar 3 dwelling terraces along the street. The terrace with no 3 is staggered back from the road and sits at an angle set back from the neighbouring terraces.
- 4.1.2 The site falls within the village of Ickleford. It is outside the conservation area.
- 4.1.3 The existing materials include brick at the front and rear with a brown render on the side elevation and slate roof tiles.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for a two storey side extension following demolition of existing garage, replacement front door and alterations to driveway.

4.3 **Key Issues**

- 4.3.1 The key considerations are impact on the Conservation area, design, the impact on the amenities of neighbouring properties, and the impact on designated heritage assets.

Design and streetscene and Conservation area

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposed extension would be a subordinate addition to the dwelling, with an acceptable design, roof form and detailing and proposed materials. The extension will not harm the character and appearance of the dwelling and the street scene.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies HE1, D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.

4.3.7 The proposed extension given its position to the side of the neighbouring property and that no windows on the side flank are proposed in my view the extension would not appear overbearing or result in loss of light and amenity to nearby dwellings.

4.3.8 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Highways, Access and Parking

4.3.9 Local Plan Policy T1 Assessment of transport matters states that planning permission will be granted provided that: “a) Development would not lead to highway safety problems or cause unacceptable impacts upon the highway network”.

4.3.10 Policy T2 states that planning permission will be granted provided that: “a) Parking for residential development is provided in accordance with the minimum standards set out in Appendix 4 of this Plan”.

4.3.11 Parking standards set out in the Local Plan specify 2 spaces per dwelling for 2-3 bed dwellings. The parking standards do not therefore differ for the existing 2 bed dwelling or for a proposed 3 bed dwelling. Two small cars could be accommodated on the site. No alteration to access is proposed. The development is acceptable in terms of highways and parking.

Environmental Implications

4.3.12 The proposed development would be consistent with the criteria set out in Emerging Local Plan Policy D1 ‘*Sustainable Design*’. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

4.3.13 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.

4.4 Conclusion

4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

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(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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 23 September 2025	