

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01295/FPH	First floor rear extension and mono-pitched roof over existing rear extension.	26 Common Rise Hitchin Hertfordshire SG4 0HN

Submitted Plan Nos

REA/26/02/A REA/26/01 REA/26/03

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 Site History

- 2.1 16/00713/NMA – Replacement roof and alterations to windows and doors of single storey rear extension (as non-material amendment to planning reference 08/02919/1HH granted permission 16/01/2009) – AGR - 15/04/2016
- 2.2 08/02919/1HH – Single storey extension – Conditional Permission 15/01/2009
- 2.3 06/00127/1HH – Rear Conservatory – Conditional Permission 07/03/2006
- 2.4 02/00253/1HH - Single storey front extension. Part single and part two storey rear extension – Granted

3.0 Representations

- 3.1 **Neighbour Consultation** – Several letters of objection have been received from the occupiers of No 28 Common Rise. Following the recently amended plans, concerns raised are as follows:

- ☐ Plans do not demonstrate how surface water drainage will be channelled
- ☐ Concerns that run off from the roof will be into their property causing harm
- ☐ Questions whether the plans provide sufficient detail regarding roof drainage

- ☐ The representation also raises concerns regarding property ownership, boundary features, drainage rights, the accuracy of ownership certificates, the Party Wall etc. Act 1996, and potential civil liabilities associated with rainwater discharge. These are private legal matters and are not material planning considerations.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site comprises a two-storey semi-detached dwelling located within the settlement of Hitchin. The application site has off road parking provision for one car and unrestricted parking provision on the adjoining road.

4.2 Proposal

- 4.2.1 The proposal comprises a replacement roof over the existing ground floor extension and a first-floor extension over the existing ground floor footprint, extending bedroom 4 and minor changes to the existing rear fenestration.

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties and parking provision.

Design

- 4.3.2 The proposed amendment to the single storey roof seeks removal of the existing flat roof arrangement and introduces a lean-to roof with a shallow pitch, resulting in the changing of the existing rear bedroom fenestration to accommodate the new height where it meets the rear elevation. The roof will comprise smooth brown Marley Mendip concrete roof tiles to match those of the existing.
- 4.3.3 The first-floor extension sits over the existing footprint of the dwelling and proposes a new rear projection to match that of the existing bedroom 3. The extension reflects the existing design approach and similar to that of the adjoining neighbour at No.28. Much like the arrangement of the adjoining neighbour the application keeps the development away from the shared boundary and a parapet wall is introduced on the boundary with surface water run off shown within the boundary of the new additions. The proposal seeks to use materials to match the existing comprising white painted render and tile to match that of the existing dwelling. The materials and design are considered sympathetic to the existing dwelling and would not result in an adverse effect on the character of the dwelling as seen from the public realm.
- 4.3.4 This is considered in line with Policy DP3 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.5 The submitted plans will have limited impact on the neighbours as the development is proposed within the existing footprint of the dwelling and the neighbouring property has been extended at both ground and first floor to similar dimensions. There are no new openings at first floor that would present increased overlooking, and the proposals do not result in being unduly overbearing to either neighbouring occupier as a result of careful internal and external design, scale and orientation. Overall, the proposal would have an acceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Policy P3 of the NPPF.
- 4.3.6 The plans have been amended since the original submission where concern has been raised primarily around where the boundary lies, drawings not being accurate and the incorrect certificate being submitted. However, further information on the original boundary has been submitted indicating that the development proposed is within the site edged red, and therefore acceptable in planning terms.
- 4.3.7 Dispute between occupiers regarding boundaries is not a planning matter and therefore not considered further in this assessment. Additionally, surface water run off and correct drainage is covered under Building Regulations and not covered as part of this assessment.

Environmental Implications

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

Parking

- 4.3.9 The proposal does not increase the number of bedrooms. The property already has four bedrooms and parking space (albeit tight) to the front of the property which can accommodate 2 off road spaces. On street parking is limited but there are also no road restrictions and therefore the required number of vehicles for the house. The proposal accords with Policy T2 of the NHLP.

4.4 **Conclusion**

- 4.4.1 Overall, as stated above, it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the policies set out in the NPPF.

- 4.5 **Alternative Options** – Amendments have been made to the roof finish where it meets with that of the adjoining neighbour as a betterment to the original scheme.

- 4.6 **Pre-Commencement Conditions** - 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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 September 2026	