

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03160/FPH	Single storey front extension and hardscaping works.	23 Bearton Green Hitchin Hertfordshire SG5 1UN

Submitted Plan Nos

BEAR-10-001 BEAR-10-002 BEAR-10-010 BEAR-10-011 BEAR-10-012 BEAR-10-013 BEAR-10-020
BEAR-10-021 BEAR-10-022 BEAR-10-023 BEAR-10-024 BEAR-10-025 BEAR-10-026 BEAR-10-027

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places

2.0 **Site History**

- 2.1 20/02895/FPH - Erection of front porch following demolition of existing front elevation canopy – Conditional Permission

3.0 **Representations**

- 3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 23 comprises a semi-detached two storey dwelling off Bearton Green, Hitchin.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:
Single storey front extension and landscaping works.

4.3 **Key Issues**

- 4.3.1 **Principle:** Within the settlement boundary of Hitchin , and comprises a modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

- 4.3.2 **Design:** The proposed built form and materials would be similar to the existing dwelling, and therefore would occasion no detrimental impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

- 4.3.3 **Heritage considerations:** N/A.

- 4.3.4 **Impact on the street scene:** The works are to the front of the dwelling and would therefore be visible within and from the public realm. The sympathetic scale, built form and materials of construction are considered to result in an in keeping form of

development. Changes to hardstanding would be very modest. It is therefore considered that there would be no unacceptable impact to the street scene.

4.3.5 **Impact on neighbours:** The proposal would not project significantly beyond the existing principal elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.

4.3.6 **Parking:** No alterations proposed would lead to the loss of the existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.7 **BNG:** Exempt from BNG requirements.

4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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.

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: 23 February 2026	