

DELEGATED FILE NOTE

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

APPLICATION

REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

25/01673/FPH

Single storey rear extension following
demolition of existing extension

45 Benslow Lane

Hitchin

Hertfordshire

SG4 9RE

Submitted Plan Nos

S2-00 S2-01 S2-01A S2-02A

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 24/01181/S73 - Variation of condition 2 (revised plans) of planning permission 24/00399/FPH granted 18.04.2024 for retention of replacement windows to front elevation. Single storey rear extension and alterations to roof and fenestration of existing garage to facilitate the conversion of garage into 1-bed ancillary annexe. Relocation of front gate post and widening of existing front entrance. Installation of etched glass panels to front door and entrance hall. – Conditional Permission
- 2.2 24/00399/FPH - Retention of replacement windows to front elevation. Single storey rear extension and alterations to roof and fenestration of existing garage to facilitate the conversion of garage into 1-bed ancillary annexe. Relocation of front gate post and widening of existing front entrance. Installation of etched glass panels to front door and entrance hall. – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Conservation Officer** – No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 45 comprises a two-storey dwelling off Benslow Lane, Hitchin. The site is within the Conservation Area.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for a single storey rear extension following demolition of existing extension

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design, Appearance and Heritage:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

- 4.3.3 The proposed extension would be to the rear of the dwelling, and would be obscured from view from the street scene and public realm. It would feature a flat, parapet roof and windows and doors to the rear and side elevations. At present, the dwelling benefits from a flat roof single storey rear extension, and I consider that the proposed extension would not appear at odds with this feature or the dwelling. The proposal would not harm the appearance of the dwelling, or the surrounding street scene and Conservation Area, respecting the contribution of the site to the significance of the heritage asset.

- 4.3.4 The proposed development is therefore considered to be in compliance with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Sections 12 and 16 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.6 The proposed extension would be set centrally within the plot. It would be isolated from nearby dwellings and is therefore unlikely to overbear or overshadow neighbouring dwellings along Benslow Lane. The neighbour to the rear, on Trevor Road may experience some impacts, however, the presence of vegetation to the shared boundary, and the fact that the extension would be set against the bulk of the building is not considered to result in harm to amenity. The single storey height of the building would mitigate outlook, and would therefore not allow for unacceptable overlooking into neighbouring properties. No neighbour objections were received.

4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

4.3.10 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 proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 August 2025	