

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01926/FPH	Two storey rear extension, single storey side extension and insertion of first floor window to existing side elevation following demolition of existing rear extension and detached outbuilding. Extension of existing raised rear patio area. External cladding and render.	10 The Ridgeway Hitchin Hertfordshire SG5 2BT

Submitted Plan Nos

A010 A100 A101 A105 A106 A107

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T2	Parking
SECN5	Meeting the challenge of Climate Change
SECN14	Achieving well-designed places

2.0 **Relevant Site History**

- 2.1 21/01667/FPH - Single storey front porch extension, raise existing roof ridge height, insertion of dormer to existing rear roofslope and insertion of rooflights to existing side elevations to facilitate conversion of loftspace into habitable accommodation

Split Decision

- 2.2 17/04154/FPH - Single storey rear extension and creation of balcony area above existing single storey extension. Installation of front porch canopy and alteration to windows and external finishes.

Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a detached two-storey dwelling situated on The Ridgeway, Hitchin. The site benefits from a driveway and a rear garden.

4.2 **Proposal**

- 4.2.1 Two storey rear extension, single storey side extension and insertion of first floor window to existing side elevation following demolition of existing rear extension and detached outbuilding. Extension of existing raised rear patio area. External cladding and render.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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 14 of the National Planning Policy Framework.
- 4.3.3 The proposed two-storey rear extension would have a depth of 5.3m, a width of 4.09m and would have a dual-pitched gable end roof form with an eaves height of 5.15m and a ridge height of 6.4m. The design includes 2no. rooflights. The proposed external materials are timber cladding and render for the walls to match/similar to existing, interlocking concrete roof tiles to match existing and powder coated aluminium fenestration to match existing.
- 4.3.4 The proposed single storey side extension would have a depth 4.5m and width of 3.05m and would have a flat roof height of 2.65m. The design includes 1no. rooflight. The proposed external materials are timber cladding for the walls to match the two-storey element, EPDM flat roof, and powder coated aluminium fenestration to match existing.
- 4.3.5 The proposal includes an addition first-floor side elevation window indicated to serve a bathroom and conditioned to be obscure glazed; the existing patio is proposed to be extended by 2m; the proposal includes replacement external timber cladding and additional render to the rear. These are all considered acceptable.
- 4.3.6 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 14 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.8 Regarding neighbour amenity, the depth of 5.3m to the two-storey element is mitigated by the dwelling's siting and existing built form, limiting harm from dominance and shading. The first-floor side elevation windows are conditioned to be obscure glazed to mitigate overlooking. All elements of the proposal are sufficiently set away from neighbouring boundary lines. Therefore, it is not considered that the proposal would

result in unacceptable harm upon living conditions as to be objectionable in terms of over dominance, shading or overlooking.

- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 14 of the NPPF.

Highways and Parking:

- 4.3.10 The development does not include an increase in the number of bedrooms. The application site would retain sufficient space for the provision of 2no. parking spaces. Therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.11 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 5 of the NPPF.

Biodiversity Net Gain:

- 4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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 windows at first floor level on the east and west elevations of the development hereby permitted shall be permanently glazed with obscure glass and be incapable of opening unless the openable part of the window is 1.8m above the finished floor level of the room which it serves.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 September 2026	