

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03202/FPH	First floor side extension over existing garage. Alterations to existing rear extension including addition of asymmetrical pitched roof and insertion of 4 no. rooflights and rear window. Alterations to fenestration and reduction of rear chimney stack.	8 Moormead Close Hitchin Hertfordshire SG5 2BA

Submitted Plan Nos

Location plan 01 02 03 04 05 06 11 12 13 14 15 16 17

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- Representations - no objections have been received to this application.
- Relevant planning history
 - 97/00989/1HH - Single storey side extension incorporating garage. CP 29.09.1997. This has been built on site.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2-storey, semi-detached dwelling with integral garage on south side of Moormead Close, Hitchin.
 - Brick and render with tile roof with solar panels on roof.
 - The property has been previously extended with a single storey rear projection behind the garage.
 - Moormead Close slopes down to the cul de sac head. No 9 sits at a lower level than no 8.
- Surrounding area - the surrounding area is largely residential with some uniformity in the streetscene. There are examples of first floor side extension over the garage in the streetscene.
- Proposal – consent is sought for:
 - *“First floor side extension over existing garage. Alterations to existing rear extension including addition of asymmetrical pitched roof and insertion of 4 no.*

rooflights and rear window. Alterations to fenestration and reduction of rear chimney stack."

- o Materials - to match existing.
- o Design
 - o the proposed extension above the existing garage is a reasonably substantial addition to the property and will alter the appearance of the property in the streetscene.
 - o However, the extension sits back from the main front elevation and is substantially lower than the host dwelling roof ridge height helping the addition to appear subservient to the main dwelling.
 - o The first floor side extension will be visible from there rear with long vertical windows. Whilst these are not in keeping with the host dwelling they relate well to the overall design of the new additions and alterations and are acceptable.
 - o The alteration to the roof form of the existing rear projection will not be visible from the street and is acceptable. The asymmetric style is attractive, relates adequately to the host dwelling and is an improvement to the existing flat roof.
 - o Alterations to openings – minor changes, not visible for the street and acceptable.
 - o Reduction of chimney stack – acceptable.
 - o Materials to match existing will help the new additions to link positively to the host dwelling. Acceptable.
- o Potential impact on neighbouring amenity
 - o *impact on no 7:*
 - o No 7 is the other half of the semi pair.
 - o The extensions and alterations will be located away from the shared boundary with no 7
 - o No unacceptable harm will be caused.
 - o *Impact on no 9*
 - o No 9 sits at a substantially lower level to no 8.
 - o The side boundaries of both properties are very close but a small gap remains between them. There are no side facing windows on the side elevation of no 9. There is a rooflight in the side facing roof elevation.
 - o The first floor side extension will bring the side elevation of no 8 closer to the neighbouring property at first floor level. However, there is no outdoor amenity space along the boundary or side facing windows – no harm will be caused.

- Due to the change in levels, the extension may be partially visible from the side facing roof light at no 9 but due to the orientation of the properties, no overshadowing will occur.
- There may be a small increase in potential overlooking from the rear facing windows in the side extension. However, this would not be substantially different to the existing situation and the oblique views would be largely obscured by the rear extension at no 9.
- The alteration of the existing rear extension roof will not materially alter the existing situation and will actually lower the roof height closest to the boundary with no 9.
- No unacceptable harm will be caused.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal will result in an additional bedroom but does not generate the need for additional parking. There is adequate space to park on the driveway and on street parking provision.
- Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- Recommendation - Grant conditional permission.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 February 2026	