

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01726/FPH	Single storey rear extension following demolition of existing rear extension and conservatory. Alterations to roof including hip to gable roof extension, insertion of rear box dormer and front rooflights to facilitate loft conversion.	22 Granville Road Hitchin Hertfordshire SG4 0LE

Submitted Plan Nos

D2520 001 D2520 002 D2520 003 D2520 004A D2520 005

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T1 Assessment of transport matters

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 No previous history.

3.0 **Representations**

3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 22 Granville Road comprises a semi-detached chalet bungalow in Hitchin. The surrounding area comprises predominantly single storey dwellings and some two storey dwellings.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- ② Single storey rear extension following demolition of existing rear extension and conservatory.
- ② Alterations to roof including hip to gable roof extension, insertion of rear box dormer and front rooflights to facilitate loft conversion.

4.3 **Key Issues**

- 4.3.1 **Principle:** Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan
- 4.3.2 **Design:** The proposed materials to the hip to gable conversion would be similar to the existing. The weatherboard would be different to existing but is similar to other dormer windows in the district. The built form and scale would be similar to other developments in the wider street scene. Minimal to no detrimental impact upon the character and appearance of the dwelling as seen from the street scene. The single storey rear extension would comprise materials to match and would be modest in scale. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 **Impact on the street scene:** Visual impacts would arise given this is a semi-detached dwelling and the hip to gable conversion would be visible in the street scene. It is noted that other dwellings in the immediate vicinity have had the same conversion previously, and other dwellings benefit from dormer windows to their rear roof slopes. Whilst there would be some impacts to this pair of dwellings, given the grain of development and the character of the area I do not consider that this would be harmful. The rear extension would be obscured from view from the public realm, and is therefore not considered to harm the appearance of the street scene. It is therefore considered that there would be no detrimental impact to the street scene.
- 4.3.4 **Impact on neighbours:** None. Would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Some dominance may arise for the door and rear garden of No. 24, but this would be set against the existing bulk of the dwelling and is not considered to be unacceptable. Therefore, impacts to light and dominance would not be unacceptable. The rear extension would be modest in depth and height, and would be set away from the shared boundary with No. 24. Therefore, the proposal is not considered to dominate or overshadow neighbouring properties. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan. No neighbour objections were received.
- 4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.
- 4.3.6 **BNG:** Exempt from BNG requirements.
- 4.3.7 **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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 August 2025	