

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00136/FPH	Single storey side/rear extension.	Aspen Newlands Lane Hitchin Hertfordshire SG4 9BB

Submitted Plan Nos

A010 001 002 003 005 006

1.0 Policies

2.0 **Site History**

2.1 Non relevant.

3.0 **Representations**

3.1 Neighbours – none received

3.2 St. Ippolyts Parish Council – no objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.2 **Proposal**

Single storey side and rear extension. Matching materials are proposed.

4.3 **Key Issues**

4.3.1 Design – the design of the proposal is acceptable for this discreet location at the back of the house where it is largely dominated by the existing house. A flat roofed approach here is appropriate for the location and does not detract from the design of the overall dwelling given its modest scale and proportions. Generally conforms to Policy D1 and D2 of the Local Plan.

4.3.2 Impact on neighbours – the extension is small in scale and is set off the boundary with the adjacent neighbour. There is also a high fence and landscaping along the boundary therefore making views of the extension to neighbours very limited. Conforms with Policy D3 of the Local Plan

4.3.3 BNG- This householder application is exempt from the need to demonstrate a 10% increase in BNG.

4.3.4 Climate change – the proposal, by reason of its limited scale and acceptable design would have no material impact on local climate change.

4.4 **Conclusion**

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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 March 2025	