

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02249/FPH	Two storey side extension and single storey rear extension following demolition of existing conservatory. Installation of additional front hardstanding. (amended plans received 17/06/2026)	9 Thatchers End Hitchin Hertfordshire SG4 0PD

Submitted Plan Nos

LocationPlan No 2 Rev 3 Existing Elevations No1 Rev 3 Existing Ground and First Floor Plans Proposed
Block Plan No3 Rev 3 Proposed Ground and First Floor Plans No4 Rev 3 Proposed Elevations
Proposed Elevations - Annotated

1.0 Policies

2.0 **Site History**

2.1 No previous site history.

3.0 **Representations**

3.1 **Neighbour Representations –**

No. 7 Objection

The representation raises concerns that the submitted plans may inaccurately show the site boundary and could result in the rear extension encroaching onto the neighbouring garden. It considers that replacing the existing glazed conservatory with a higher and wider solid-roofed extension would reduce light to the neighbour's kitchen and patio and have an overbearing effect. It also argues that the two-storey side extension should be set back from the boundary to retain spacing between properties and protect the character of the street. Further concerns relate to potential overhanging elements, future maintenance requiring access to neighbouring land, and inconsistencies or scaling issues within the location and proposed plans. The objector requests corrected, accurately scaled drawings clearly defining the boundary and demonstrating that the development can be constructed without encroachment or unacceptable harm to neighbouring amenity.

No.11 Comment

The representation raises concerns that the required build-over arrangements for the sewer pipe may necessitate 700 mm-wide concrete pads and that the wall nearest No. 11 Thatchers End appears too close to the boundary and the footings of the existing metal fence. The objector requests detailed architectural drawings to demonstrate that the proposal can be constructed appropriately. Previous concerns regarding the overall length of the extension and its encroachment into the rear garden remain. However, the objector confirms that they are not opposed to the design in principle.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site comprises No. 12 Thatchers End, Hitchin. The dwelling is semi-detached

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Two storey side extension and single storey rear extension following demolition of existing conservatory. Installation of additional front hardstanding. (amended plans received 17/06/2026)

4.3 **Key Issues**

- 4.3.1 **Principle:** Within the settlement boundary of Hitchin, and would comprise a modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan.
- 4.3.2 **Design:** The proposed two-storey side extension would increase the width and massing of the dwelling. However, it would read as a subordinate addition to the host property and its form and materials would provide an appropriate visual relationship with the existing dwelling. The single-storey rear extension, following demolition of the existing conservatory, would be limited in height and positioned behind the principal elevation, thereby retaining the primacy of the original dwelling. The additional front hardstanding would alter the frontage but would be a functional domestic feature compatible with the residential use of the property. Taken together, the works would be of an acceptable scale, form and appearance and would comply generally with Policy D1 of the Local Plan.
- 4.3.3 **Impact on the street scene:** Amended plans were received to address concerns raised by the neighbours in terms of the accuracy of the plans. The two-storey side extension would be visible from the public realm and would increase the built form of the dwelling. Nevertheless, its subordinate design and relationship with the host property would prevent it from appearing unduly prominent or incongruous in the street scene. The single-storey rear extension would be largely screened by the dwelling and would have limited public visibility. The additional front hardstanding would be visible, but such domestic parking areas are not uncommon within a residential street and the proposal would not, in itself, result in unacceptable harm to the character or appearance of the area. The development would therefore preserve the overall character of the street scene.
- 4.3.4 **Impact on neighbours:** The two-storey side extension would introduce additional built form at first-floor level; however, having regard to its siting and relationship with neighbouring properties, it is not considered that it would result in an unacceptable loss of light, outlook or privacy. The single-storey rear extension would replace the existing conservatory and, by reason of its limited height and domestic scale, would not have an unduly overbearing or dominant impact on adjoining occupiers. The proposed window arrangement would not create unacceptable overlooking beyond existing residential relationships. The additional front hardstanding would remain associated with normal domestic activity and would not cause material harm to

neighbouring amenity. The proposal therefore complies with Policy D3 of the Local Plan.

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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. 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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 October 2026	