

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01654/FPH	Two storey front extension with open sided front porch, insertion of rear roof gable window and roof lights to facilitate conversion of loft into habitable accommodation. Installation of solar panels and erection of detached rear garden gazebo.	14 Priory Way Hitchin Hertfordshire SG4 9BH

Submitted Plan Nos

Location plan 0050-PLA-56-C 01 D 04 D 05 D 06 D 07 D 08 D 50 D 51 D 52 D 53 D 54 D 55 D 56 D 57 D 58 D 59 D

1.0 Policies

SECN5 Meeting the challenge of Climate Change

SECN14 Achieving well-designed places

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Relevant Site History**

- 2.1 **16/00255/1HH:** Two storey side extension; single storey side extension together with the conversion of existing integral garage to provide ground-level bedroom/care facility for family member; detached double garage; single storey front porch; proposed gates and boundary wall along front driveway (as amended by drawings 4a; 5a; 6a; 7a; 8a; 9a; 11a; 12a; 13a; 14b; 15a received 22/03/2016). **Conditional Permission.**
- 2.2 **04/01588/1HH:** Single Storey Rear extension / as variation of 04/00184/1HH granted 14/04/2004. **Conditional Permission.**
- 2.3 **04/00184/1HH:** Two storey front and side extensions, first floor side extension, single storey side and rear extensions. (As amended by plans received 07.04.04 drawing nos. 1b, 8b and 9b). **Conditional Permission.**

3.0 **Representations**

- 3.1 **Site Notice & Neighbour Consultation** – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a large, detached dwelling situated on Priory Way, Hitchin. The dwelling is set back from the road and views from the street are limited by existing boundary treatments and vegetation. The site is within the Hitchin settlement boundary.
- 4.1.2 Dwellings along Priory Way are typically detached properties and sit on substantially sized plots. The design character of the locality is mixed.

4.2 **Proposal**

- 4.2.1 Two storey front extension with open sided front porch, insertion of rear roof gable window and roof lights to facilitate conversion of loft into habitable accommodation. Installation of solar panels and erection of detached rear garden gazebo.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Chapter 14 of the National Planning Policy Framework 2026 (NPPF).
- 4.3.3 The proposed two-storey front extension would extend beyond the front elevation by a maximum of 5.5m, and a minimum of 5m. The main body of the extension would adjoin the existing dwelling via a hipped roof to form a crown. The extension would feature a two-storey gable feature, sited centrally. The extension would be finished in materials to

match the existing dwelling. While the extension would be large in scale, it is considered to be acceptable within the context of the large plot. The design of the extension would echo the existing front hipped element, as well as the existing materials, for continuity in the street scene. The proposed front extension is therefore acceptable in design terms.

- 4.3.4 To the roof, the application proposes angled solar panels to the crown, an array of panels to the south roof slope of the extension, and panels to the north-west roof slope of the existing dwelling. 3no. roof lights are proposed the north slope of the extension, as well as 1no. roof light to the existing rear slope. While the solar panels to the crown would be visible from the street, the panels would be angled away from the front of the dwelling to minimise visual impact. The solar panels and roof lights would be appropriately scaled and sited in the context of the large roof-scape of the dwelling, and are therefore acceptable.
- 4.3.5 The application also proposes an octagonal gazebo structure to the rear garden, measuring 3m in diameter and 2.5m in height. The scale and siting of the gazebo would be appropriate for the context of the rear garden. The planting of hedges and 1no. tree are also proposed, which pose no design concerns within the context of the existing vegetation on site.
- 4.3.6 Overall, the proposal is considered to accord with Policies D1 and D2 of the NHLP, as well as Chapter 14 of the NPPF.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan permits development which would not harm the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.8 The plot is large and development would be concentrated to the front of the house, facing the road, and the rear-most part of the garden, meaning that development would be sited away from neighbouring properties. Only 1no. first-floor, south facing window is proposed to the front extension. Due to the orientation of the plot, this window would not directly overlook no.12 Priory Way. Overall, the proposal would not give rise to unacceptable overbearing, overshadowing or overlooking impacts, and therefore accords with Policy D3 of the NHLP.

Highways and Parking

- 4.3.9 The proposal would not increase the no. of bedrooms and would not alter the existing front gravel parking area. The proposal therefore accords with Policy T2 of the NHLP.

Climate Change

- 4.3.10 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation. The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore complies with Policy D1 of the NHLP and Chapter 5 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.11 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 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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: 8 September 2026	