

# DELEGATED FILE NOTE

**CASE OFFICER:** ...William Thompson.....

**APPLICATION**  
**REFERENCE**

## BRIEF DESCRIPTION OF DEVELOPMENT

## APPLICATION SITE

26/00446/FPH

Single storey rear/side extension

8 Dukes Lane

Hitchin

Hertfordshire

SG5 1TP

### Submitted Plan Nos

PL-599 PL-600 PL-605

## 1.0 Policies

D1

## Sustainable design

D2

House exts, replcmnt dwellings outbuild

|        |                                         |
|--------|-----------------------------------------|
| D3     | Protecting living conditions            |
| T2     | Parking                                 |
| SECN12 | Achieving well-designed places          |
| SECN14 | Meeting climate change,coastal,flooding |

## 2.0 **Relevant Site History**

2.1 None relevant

## 3.0 **Representations**

3.1 **Neighbour Consultation:** None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey detached dwelling located on Dukes Lane, Hitchin. The application site benefits from a front and a rear garden. The application site resides within the Great Wymondley Conservation Area.

### 4.2 **Proposal**

- 4.2.1 Alterations to the roofs of the existing ground floor front and rear extensions. Alterations to brickwork and fenestration on rear and side elevations.

### 4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

#### Design and Appearance

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed side/rear extension would match the width of the existing dwelling, have a maximum depth of 8.0m extending 2.0m deeper than the existing rear most wall and have a flat roof with a stepped down design to accommodate the levels change with a maximum height of 3.2m. The design includes 3no. rooflights. The proposed external materials are set to match existing bar the black aluminium windows replacing white uPVC to the rear elevation.
- 4.3.4 The proposed development, in my view, is sympathetic to the existing dwelling in terms of scale, form and materials. As such, the proposed development complies with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

#### Impact on Neighbouring Properties:

- 4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.6 Regarding neighbour amenity, a lot of the new built form would run alongside existing built form to the east with the remaining running along the rear boundary of neighbouring properties. These rear boundaries note the end of long thin gardens; therefore, the proposal would be sufficiently offset from neighbouring dwellings. The western gardens have existing built form to screen the development. The proposal would be offset from the eastern boundary by 0.7m. As such, it is not considered that the proposal would result in an unacceptable level of harm, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.7 Therefore, the proposed development complies with Policy D3 of the NHLP.

#### Highways and Parking:

- 4.3.8 The development does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no parking concerns arising from this proposal.

#### Environmental Implications

- 4.3.9 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

#### Biodiversity Net Gain:

- 4.3.10 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          N/A

4.6            **Pre-Commencement Conditions**

4.6.1          N/A

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.

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p><br><br><br><br><br><br><br><br><br><br><br><p>Shaun Greaves<br/>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 9 April 2026</p>                                                                                                                                                       |                                                                                                                                                 |