

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01976/FPH	Single storey front/side/rear extension following demolition of existing rear extension. Alterations to fenestration, re-roofing existing front bay window and external re-rendering.	12 Stormont Road Hitchin Hertfordshire SG5 1SJ

Submitted Plan Nos

Location plan HA2503-HPY-00-ZZ-DR-A-00001 Rev P2 HA2503-HPY-00-ZZ-DR-A-00002 Rev P2 HA2503-HPY-00-ZZ-DR-A-00003 - Rev P2 HA2503-HPY-00-ZZ-DR-A-00004 Rev P2 HA2503-HPY-00-ZZ-DR-A-00020 Rev P3 HA2503-HPY-00-ZZ-DR-A-00102 Rev S2 HA2503-HPY-00-ZZ-DR-A-00120 Rev P2 HA2503-HPY-00-ZZ-DR-A-00103 Rev P3 HA2503-HPY-00-ZZ-DR-A-00104 Rev P1 HA2503-HPY-00-ZZ-DR-A-00110 Rev P3

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places

2.0 **Site History**

- 2.1 22/00488/LDCP: Roof extension to form gable end. Insertion of rear dormer window including Juliet balcony and front velux windows to facilitate loft conversion. Granted 4/4/22. Permission implemented

3.0 **Representations**

- 3.1 Neighbour Representations – Letter received from the occupier of No. 10 Stormont Road concerned over the following:
- Rainwater will impact adjacent property leading to issues / problems with damp
 - Difficulty in terms of maintenance / access
 - Extension should be set in.
 - Other extensions are in keeping

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Semi-detached property located on the south side of Stormont Road.

4.2 **Proposal**

- 4.2.1 Single storey front/side/rear extension following demolition of existing rear extension. Alterations to fenestration, re-roofing existing front bay window and external re-rendering.

4.3 Key Issues

4.3.1 **Principle:** The proposed extensions to this property are considered acceptable in principle given its location within the built up area of Hitchin. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:**

Front and side extension

The proposed front extension would have a flat parapet roof however it would be single storey and of limited projection set behind the adjacent dwelling at No. 14. The facing brick would be coloured grey to match the existing grey painted render of the front of the property.

The side extension would have a flat parapet roof also but this is a common design feature of side extensions in urban areas. Again the materials would be of the same colour as the existing house.

In this location where there are a variety of houses styles and materials I can see no sustainable objection to the design of the front and side extensions as proposed.

The rear extension

Although of an unusual sideways catslide roof design with black timber cladding and single ply roof material this extension is located at the rear of the property where there are no public views and where it is well screened by large extensions at No. 10 and single storey extensions at No. 14.

In this location I can see no sustainable objections that could be raised to the contemporary design of the rear extension as proposed.

Overall, the built form and materials would be in generally in keeping with the scale and proportions of the main dwelling and there would be some similarity in colour. The proposals would generally comply with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The works to the rear of the dwelling and would be obscured from view from the public realm. The front extension would be visible however it is well set back from the front boundary and set behind the building line of No. 14. The extensions would not be intrusive or out of keeping with the property or the street scene in my view.

4.3.4 **Impact on neighbours:** None. The rear extension is of modest projection and scale and there would be no encroachment on the adjacent properties. There is sufficient space for rainwater to be disposed of without impacting on No. 10 as confirmed by the applicant (see email of 25th September on file). There would be no adverse impacts in terms of dominance or loss of daylight or sunlight or privacy. Overall the proposals would comply with Policy D3 of the Local Plan.

4.3.5 **Parking:** No alteration to existing driveway and two parking spaces will be retained. 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.

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: 2 October 2025	