

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03155/FPH	First floor rear extension and single storey side/rear canopy structure. Insertion of 2 no. front rooflights to facilitate loft conversion. Installation of air source heat pump (ASHP) on side elevation and photovoltaic panels to existing rear roofslope. Alterations to fenestration and external material finish of existing rear element.	21 Trevor Road Hitchin Hertfordshire SG4 9TA

Submitted Plan Nos

Location plan 21TR-AC-EX-GF-DR-A-001501-Rev-P01 21TR-AC-EX-ZZ-DR-A-002501-Rev-P01 21TR-AC-EX-ZZ-DR-A-004501-Rev-P01 21TR-AC-DS-ZZ-DR-A-002501-Rev-P01 21TR-AC-DS-ZZ-DR-A-004501-Rev-P01

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

HE1 Designated heritage assets

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

SECN16 Conserve + enhance historic environment

2.0 Site History

2.1 98/01107/1HH - Replacement single storey rear extension

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – One received - neutral.

- Parking concerns

3.2 **Environmental Health (Noise)** – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two storey, semi-detached dwelling situated on Trevor Road, Hitchin. The site is located within the Hitchin settlement boundary, the Hitchin Conservation Area and an Article 4 restricting Class A and Class C, Part 1.

4.2 **Proposal**

- 4.2.1 First floor rear extension and single storey side/rear canopy structure. Insertion of 2 no. front rooflights to facilitate loft conversion. Installation of air source heat pump (ASHP) on side elevation and photovoltaic panels to existing rear roofslope. Alterations to fenestration and external material finish of existing rear element.

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 upon the historic environment;
- 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

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. 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 ground floor element is to remain as existing in scale. Timber cladding, double doors and a window are to be added to the south elevation. The ground floor is to be finished with a flat green roof, rear/side wrap around timber frame canopy, with the height to match the existing eaves.
- 4.3.4 The proposal includes a first-floor rear extension, which would be positioned directly above the ground floor element along the west boundary. The extension would have a depth of 3.4m and a width to match the ground floor element. The roof of the extension would be dual-pitched with an eaves height of 2.2m and an off-centre apex, measuring 3m to the ridge. The extension would be finished with grey fibre cement cladding. One window is proposed to the south elevation. The proposal includes the replacement of the existing front elevation uPVC windows with new timber framed vertical sliding windows.
- 4.3.5 Alterations to the existing roofslopes include: 2no. modestly sized conservation style rooflights to the front roofslope and solar panels to the rear roofslope. While there is an Article 4 direction in place restricting permitted development rights for alterations to the roofslope, precedent for the front rooflights has been set by an allowed appeal at no.31 Trevor Road, further contextualised in the 'Heritage Impact' section.
- 4.3.6 The proposal is considered to accord with Policies D1 and D2 of the Local Plan, as well as of Section 12 of the National Planning Policy Framework.

Heritage Impact

- 4.3.7 Policy HE1 states that proposals affecting heritage assets should preserve the significance of the asset and its setting, as is supported by Policy SP1 of the Local Plan and paragraph 208 of the NPPF. Policy HE1 is commensurate with the LPA's statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.8 21 Trevor Road is located within the Hitchin Conservation Area. Trevor Road has a consistent design character of Victorian-style terraces with consistent materials but varied openings and detailing. The architectural style and strong building line along Trevor Road contributes to the significance of this part of the Hitchin Conservation Area.
- 4.3.9 The proposed roof lights to the principal roof slope would be visible from the street and the Hitchin Conservation Area. However, after an allowed appeal at no.31 for comparable works, the Inspector concluded that the front rooflights "would not harm the character or appearance of the dwelling and would preserve the character and appearance of the Conservation Area." The proposed rooflights at no.21 are directly

comparable, using 2no. modestly sized conservation-style rooflights to the front roofslope. Given the above, the provision of front roof lights is considered to be acceptable within this context.

- 4.3.10 The proposed timber framed, vertical sliding windows would remove the existing uPVC windows. This approach would be commensurate with the original character of the property and Conservation Area and is therefore acceptable.
- 4.3.11 The remaining elements of the proposal would be to the rear of the property and therefore would not be visible from the street and Conservation Area. The Design and Access Statement outlines that the introduction of materials, such as fibre cement cladding (first-floor extension) and timber cladding (ground floor extension), are to avoid a 'pastiche' approach, and to juxtapose the host dwelling to highlight the original brickwork. As views of the rear of the property are minimal and the proposed extensions would be subservient to the host dwelling, it is considered that the juxtaposing materials would not have an adverse impact on the character of the Hitchin Conservation Area and are therefore acceptable.
- 4.3.12 Therefore, with regard to impact on heritage assets, the proposed development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HE1 of the Local Plan, and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.13 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.
- 4.3.14 Regarding neighbour amenity, the proposed window at first floor level would face the rear curtilage and is not considered to have an unacceptable degree of overlooking to the south-east or south-west. The first-floor extension would be positioned on the west boundary and would run parallel with the neighbouring property's, no.22, rear single storey extension. The proposed first-floor element would be deeper than no.22's, which features a south facing window at first-floor level. A 45-degree angle taken from the southwest corner of the proposed extension, and from the centre point of no.22's first-floor window, shows that a very minimal part of the proposal would be within the 45-degree angle. Therefore, it is concluded that the first-floor extension would not cause unacceptable overdominance or overshadowing impacts to neighbouring property no.22. The neighbouring property to the east, no.20, also features a rear first-floor projection. Therefore, it is considered that there would be no adverse overdominance or overshadowing impacts upon this property.
- 4.3.15 The external ASHP unit would be positioned along the rear east elevation of the property at ground floor level. Given the separation of the ASHP from the neighbouring east

boundary, and the no objection from Environmental Health (Noise), it is considered that the installation of an ASHP would not have an adverse impact upon the amenity of neighbouring residences.

4.3.16 I therefore find that the siting, scale and bulk of the proposed rear extensions would not result an unacceptable impact on residential amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy. The proposal therefore accords with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

4.3.17 The proposal does not indicate an increase the number of bedrooms. The application site does not benefit from off-street parking provision. Therefore, the application site already fails to comply with Policy T2 of the NHLP; however, adequate on-street parking exists and the site is in a sustainable location. Therefore, this would not be a strong enough reason for refusal.

Environmental Implications

4.3.18 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

4.3.19 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: 26 February 2026	