

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00503/FPH	Two storey and part single storey rear and side extensions and two storey front extension following demolition of existing attached garage and rear elements. Alterations to roof including raised ridge height and insertion of rear dormer windows and front rooflights to facilitate conversion of loft into habitable accommodation. Alterations to fenestration to include insertion of first floor side windows and rear Juliet balcony. Hardscaping works. (Amended plan received 29/04/2026).	19 Old Hale Way Hitchin Hertfordshire SG5 1XJ

Submitted Plan Nos

Location Plan 2026-05-01 Rev A 2026-05-02 2026-05-03

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- ☐ Representations - no objections have been received to this application.
- ☐ Relevant planning history
 - 23/02925/FPH – First floor side extension. CP 31/05/2024. This does not appear to have been built on site.
- ☐ Planning constraints – none relevant to the site.
- ☐ Amended plans – amended plans were submitted by the applicant following discussions with the case officer to reduce the ridge height of the proposal.
- ☐ Existing property:
 - 2 storey detached dwelling located on west side of Old Hale Way in a generous plot.
 - Cream render walls and tile roof with large driveway.
 - The property sits wide in the plot up to the side boundaries and slightly at an angle resulting in the front elevation sitting slightly forward of the front elevation of no 17.

- Rear has a large covered area bounded by a large garage on one side and utility on other. The first floor is set in off the boundaries.
- No 17 sits at a similar level as no 19. No 21 sits at a lower level than no 19.
- Surrounding area - the surrounding area is largely residential with some variety in immediate streetscene.
- Proposal – consent is sought for:
 - *“Two storey and part single storey rear and side extensions and two storey front extension following demolition of existing attached garage and rear elements. Alterations to roof including raised ridge height and insertion of rear dormer windows and front rooflights to facilitate conversion of loft into habitable accommodation. Alterations to fenestration to include insertion of first floor side windows and rear Juliet balcony. Hardscaping works. (Amended plan received 13/04/2026).”*
 - Materials:
 - walls - render walls to match existing and a soft red brick to match neighbouring property.
 - Roof - grey concrete roof tiles to match existing.
- Design - the proposed extensions are substantial additions to the property and will significantly alter the overall appearance of the dwelling in the streetscene.
 - However, whilst the extensions are large, they relate adequately to the host dwelling and neighbouring properties. Adequate space remains around the proposal within the plot.
 - There is variety in the street scene immediately around no 19. There are examples of small gable features on the front of a number of dwellings.
 - Although the increase in roof height will raise the ridge height of the property higher than the neighbouring properties, the hipped roof feature reduces any potentially harmful impact arising. The proposal will result in a crown roof form, creating a more bulky roof feature in the streetscene which could result in some harm to the character and appearance of the streetscene.
 - However, due to the siting of the properties, slight curve in the road and changes in levels, the increase in height and bulk of the roof will not be particularly visible and will not therefore be unacceptably harmful to the streetscene.

- The proposed materials are acceptable.
- Overall no unacceptable harm will be caused to the character and appearance of the streetscene. The design of the proposal complies with Local Plan policies D1 and D2 and the provisions of the NPPF.
- Potential impact on neighbouring amenity
 - *impact on no 17:*
 - No 17 sits at a similar level to the application property and has a single storey rear extension and modest 1.5 storey side extension.
 - The proposed works will extend the rear of the property slightly beyond the rear of no 17 at single storey. The projection is modest at less than 1m and will be set approximately 1 m off the shared boundary. No unacceptable harm will arise.
 - The works will bring the side elevation of the property off the shared boundary with no 17 by approximately 1m but will increase to two storeys in part.
 - The first floor side extension element at the rear will be set back and will not project beyond the existing rear elevation of no 17.
 - The first floor side extension element at the front of the dwelling will project forward of the front elevation line of no 17. However, it will be set over 1m off the boundary and is adjacent to the driveway of no 17 which has low amenity value. Due to the orientation of the properties it is unlikely that any unacceptable harm will arise from overshadowing as a result.
 - Some modest increase in the perception of overbearing bulk and mass may arise along the side elevation of no 17. However, this does not appear to be high usage amenity space and the existing side facing window at first floor serves a non habitable room of an extension, not the original dwelling house. No unacceptable harm will arise.
 - It is reasonable to control the glazing of the first floor side facing windows to protect the privacy of the occupants of no 17 from potential overlooking.
 - *Impact on no 21:*

- ☐ A modest increase in depth of 1m along the boundary at the rear is proposed. There is already a small lean to structure along this boundary. The modest increase in depth will not cause unacceptable harm.
- ☐ The proposed first floor rear extension will not project beyond the rear elevation of no 21 and will be set approximately 2m off the shared boundary. No unacceptable harm will be caused.
- ☐ It is reasonable to control the glazing of the side facing windows to protect the privacy of the occupants of no 17 from potential overlooking.
- ☐ It is considered that overall, no unacceptable harm will be caused to the amenity of nos 17 and 21.
- ☐ Amenity for future occupiers – acceptable.
- ☐ Parking and access – there is adequate space to park on the driveway and on street parking provision. Acceptable.
- ☐ Conclusion - the application is acceptable in planning terms and complies with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- ☐ Recommendation - Grant conditional permission.

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 side facing windows at first floor level on the side elevations facing towards no 17 and 21 of the development hereby permitted shall be permanently glazed with obscure glass and non opening below 1.7m above finished floor level.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

4. The ridge edges of the crown roof shall be finished in tile to match the roof tiles unless otherwise agreed in writing by the LPA.

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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 May 2026	