

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00511/FPH	First floor front extension and alterations to fenestration.	30 Lower Road Breachwood Green Hitchin Hertfordshire SG4 8NS

Submitted Plan Nos

649_PL_01 Rev A 649_PL_10 Rev A-

1.0 Policies

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

2.0 **Site History**

- 24/00787/FPH - Part two storey and part single storey rear extension, two storey side and first floor front extension, alterations to existing openings, ground floor front infill extension and internal alterations. CP 05.06.2024.

3.0 **Representations**

3.1 Neighbour notification was carried out – one comment received from Keepers Cottage, 2A Orchard Way.

3.2 Kings Walden Parish Council – no comment received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two-storey dwelling on the corner of Lower Road and Orchard Way. The other half of the semi pair has been extended at the front.

4.1.2 The surrounding area is mainly residential with rural land beyond. There is variety in the appearance of the streetscene and materials used.

4.2 **Proposal**

4.2.1 Consent is sought for:

- “First floor front extension and alterations to fenestration.”

4.2.2 Proposed materials to match existing.

4.3 **Key Issues**

4.3.1 The key material considerations when assessing the planning merits of the proposal are:

- design and appearance.
- potential impact on neighbour amenity.
- parking.
- impact on the environment.

- 4.3.2 Planning permission was granted 05/06/2024 (24/00787/FPH) for – *“Part two storey and part single storey rear extension, two storey side and first floor front extension, alterations to existing openings, ground floor front infill extension and internal alterations.”* This has not been implemented but remains valid.
- 4.3.3 The principle of a front extension at the property has therefore already been established. The current proposal is a smaller scheme than that previously approved under 24/00787/FPH.

Design and Appearance

- 4.3.4 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site’s local context together with other criteria to encourage a positive and sustainable form of development.
- 4.3.5 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 (NPPF).
- 4.3.6 The proposed first floor front extension will alter the appearance of the property and its appearance in the streetscene. However, the ridge height of the gable end extension will be lower than the main ridge height, ensuring that the addition reads as subservient to the host dwelling. The addition relates adequately to the host dwelling. The surrounding area is mixed in terms of design and materials. The proposal relates adequately to local context.
- 4.3.7 The alterations to the fenestration at the front are modest and acceptable.
- 4.3.8 The proposed materials to match existing will help the additions and alterations to link more sympathetically to the host dwelling.
- 4.3.9 The proposed additions and alterations are acceptable in design terms.

Impact on Neighbour Amenity

- 4.3.10 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the NPPF.
- 4.3.11 The proposed first floor extension is set over 2.5m off the boundary with no 28 and will project out by approximately 2m at first floor level. Due to the modest size, orientation and the siting of the extension, no unacceptable harm will be caused to the amenity of no 28.

- 4.3.12 The proposed works will be set away from the barn along the west boundary. No unacceptable harm will arise.

Parking

- 4.3.13 The proposal will result in an additional bedroom. However, there is adequate off street parking on the driveway. Parking is acceptable.

Impact on the environment.

- 4.3.14 Due to the modest size of the proposal, no significant environmental implications should arise.

Comment received from Keepers Cottage, 2A Orchard Way

- 4.3.15 One comment has been received from the occupiers of Keepers Cottage raising concerns about the lawfulness of the utility room and the recently approved application.
- 4.3.16 There does not appear to be consent for the utility room structure on the planning files. However, this could be constructed under permitted development rights and would be lawful.
- 4.3.17 There is no requirement for the applicant to reference the previous application 24/00787/FPH in the current application.
- 4.3.18 There is no requirement to revoke the extant consent 24/00787/FPH.

4.4 Conclusion

- 4.4.1 The application is considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.

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.

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: 5 May 2026	

