

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00481/FPH	Single storey side and rear extensions following demolition of existing conservatory. Alterations to existing attached garage to facilitate conversion of part of garage into habitable accommodation. Installation of rear access steps. Erection of detached rear outbuilding.	117 Willian Road Hitchin Hertfordshire SG4 0LT

Submitted Plan Nos

2516_00B_A3 2516_01A_A1_ 2516_02A_A1_ 2516_03_A1

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Site History**

2.1 95/00211/1HH - First floor side extension. CP 20/04/1995.

2.2 25/03022/FPH - Alterations to existing roof to include hip to gable roof extension and insertion of rear box dormer with Juliet balcony and front rooflights to facilitate loft conversion into habitable accommodation. Single storey side and rear extensions following demolition of existing conservatory. Alterations to existing attached garage to facilitate conversion of part of garage into habitable accommodation . Installation of rear raised patio with access steps. Erection of detached rear outbuilding. Refused 02/02/2026.

Reasons for refusal:

- 1) *“The proposed hip to gable roof extension and rear dormer window would cause unacceptable harm to the character and appearance of the host property and the streetscene and wider locality. The proposal would therefore fail to comply with Policy D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and the aims of section 12 of the National Planning Policy Framework (2024).*
- 2) *As a result of local topography and the siting and height above ground level of the single storey rear and side extension, unacceptable harm would be caused to the amenity of the occupiers of no 115 through overbearing mass and bulk of the proposal and overshadowing during certain times of the day. The proposal would therefore fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the aims of section 12 of the National Planning Policy Framework (2024).*
- 3) *As a result of local topography and the siting and height above ground level of the raised patio and access steps, unacceptable harm would be caused to the amenity of the occupiers of nos 115 and 119 through overlooking, resulting in loss of privacy. The proposal would therefore fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the aims of section 12 of the National Planning Policy Framework (2024).”*

3.0 **Representations**

3.1 Neighbour consultation carried out - no comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No 117 is a 2-storey, semi-detached dwelling with attached single garage and rear conservatory and decking. The property is sited within a generous plot. The property is of brick and tile construction. There are substantial changes in gradient at the site and between the site and neighbouring properties. The front driveway rises up to the front elevation of the dwelling, with steps up to the front door. The rear garden slopes away to the rear boundary. No 117 sits at a substantially higher level than no 115.

4.1.2 No 119, the neighbouring semi-detached pair has a rear single storey extension along the shared boundary. There are examples of outbuildings in neighbouring gardens including substantial outbuildings adjacent to the boundary at the rear of the garden with no 119.

4.1.3 There are examples of extensions in the wider locality.

4.1.4 The surrounding area is largely residential.

4.2 **Proposal**

4.2.1 Consent is sought for:

“Single storey side and rear extensions following demolition of existing conservatory. Alterations to existing attached garage to facilitate conversion of part of garage into habitable accommodation. Installation of rear access steps. Erection of detached rear outbuilding.”

4.2.2 The proposed materials include:

- o House extension - brickwork to match existing.
- o Outbuilding - timber cladding.

4.3 **Key Issues**

4.3.1 The key issues for consideration are:

- ☐ 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.

- ☐ The impact that the proposed development on car parking provision in the area.
- ☐ The impact that the proposed development on the environment.

Design and Appearance:

- 4.3.2 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. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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).
- 4.3.3 The previous application 25/03022/FPH was refused in part due to the design of the alterations to the roof (reason for refusal 1). This element has been removed from the current application. No objection was raised by the officer previously to the single storey side and rear extension which remains similar. The change from white render walls to brick to match existing is welcomed.
- 4.3.4 The side and rear extensions relate adequately to the host dwelling and wider locality and are acceptable in design terms.
- 4.3.5 Rear steps - acceptable in design terms.
- 4.3.6 Outbuilding - the outbuilding will be a substantial structure in the rear garden. It is acceptable in design terms and relates adequately to the garden location. Proposed materials of timber cladding are acceptable.

Potential Impact on Neighbouring Amenity

- 4.3.7 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.
- 4.3.8 The previous application was refused for the following reasons:
- ☐ due to changes in ground level, unacceptable harm to the amenity of the occupiers of no 115 through overbearing mass and bulk of the proposal and overshadowing during certain times of the day (reason for refusal 2).
 - ☐ the siting and height above ground level of the raised patio and access steps would result in unacceptable harm to the amenity of the occupiers of nos 115

and 119 through overlooking, resulting in loss of privacy (reason for refusal 3).

Impact on no 115

- 4.3.9 The design of the proposed rear and side extensions has been altered to a flat roof structure. Whilst the extensions would still project approximately 3.7m in depth and be set approximately 1.3m off the boundary, the flat roof structure will help to reduce the perceived impact of the bulk and mass of the extension which is exacerbated due to the change in gradient between the host dwelling and no 115. Whilst some harm may arise in part to the occupiers of no 115 in terms of perceived bulk and mass and possible overshadowing at certain times of the day, the harm arising is not sufficient to warrant a refusal on this basis. Reason for refusal 2 is therefore overcome.
- 4.3.10 The current proposal has removed the raised patio and steps are proposed directly out of the rear extension. Although some oblique views of the neighbouring property may occur due to the height of the steps and changes in ground levels, this would not cause unacceptable harm to the occupiers of no 115. Reason for refusal 3 is therefore overcome.

Impact on no 119

- 4.3.11 The proposed rear extension will be in line with the extension at no 119 – no harm arising.
- 4.3.12 The current proposal has removed the raised patio and steps are proposed directly out of the rear extension. Although some oblique views of the neighbouring property may occur due to the height of the steps, this would not cause unacceptable harm to the occupiers of no 119. Reason for refusal 3 is therefore overcome.

Outbuilding

- 4.3.13 The proposed outbuilding will be 2.5m in height and set approximately 1m or more off all boundaries. No unacceptable harm will be caused to neighbouring occupiers.

Highways and Parking

- 4.3.14 The proposal will not result in an additional bedroom but will result in the loss of the existing garage. There is adequate space to park on the driveway and on street parking provision. Acceptable.

Environmental Implications

- 4.3.15 The proposed development will be limited in scale and is a sustainable location. It is unlikely that there will be 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

- 4.3.16 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development complies with the provisions of Policies D1, D2 and D3 and T2 of the Local Plan 2011-2031 and the general provisions of the National Planning Policy Framework.

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

- 5.1 That planning permission be GRANTED for the following reasons:

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 May 2026	