

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00596/FPH	Two storey side extension including first floor rear Juliet balcony and single storey rear extension following demolition of existing garage and outbuildings. Alterations to fenestration throughout, replacement front porch canopy and installation of external cladding and render.	10 Wymondley Road Hitchin Hertfordshire SG4 9PH

Submitted Plan Nos

Location Plan P1 P2 P3

1.0 Policies

2.0 Site History

2.1 No previous history.

3.0 Representations

3.1 Neighbour Representations – None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 10 Wymondley Road comprises a large detached dwellinghouse in Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Two storey side extension including first floor rear Juliet balcony and single storey rear extension following demolition of existing garage and outbuildings. Alterations to fenestration throughout, replacement front porch canopy and installation of external cladding and render.

4.2.2 Materials include render, brick and timber cladding.

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary of Hitchin, comprises alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The proposed built form and materials, minimal to no detrimental impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The works are to the side/rear of the dwelling and would be to a dwelling set back from the highway edge behind a line of trees and hedging. It would therefore be predominantly obscured from view from the public realm. Some views would be gained, though I consider that this would be modest. It is therefore considered that there would be no detrimental impact to street scene.

4.3.4 **Impact on neighbours:** Would increase the built bulk adjacent to the boundary with No. 8. Given the separation to the boundary created by the existing outbuildings to No. 8, and the off-set from the side boundary by the extension, I do not consider that the proposed works would be overbearing to this neighbour. In regards to No. 14 I do not consider that the proposed rear extension would be overbearing owing to the lack of significant projection beyond the elevations. Outlook would be forward and rearward, with a single side window to the ground floor, and therefore the privacy impacts from the development are not considered to be objectionable. No neighbour objections were received. Complies with Policy D3 of the Local Plan.

4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. 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. 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.
2. 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.

3. 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	