

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01045/FPH	Part two storey and part single storey side extension, single storey front extension and insertion of rooflight to existing front roofslope following demolition of existing detached outbuilding (amended plan received 16.06.26).	22 Bradleys Corner Hitchin Hertfordshire SG4 0PR

Submitted Plan Nos

2606 00 2606 01 2606 02 A

1.0 Policies

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

SP9 Design and Sustainability

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Relevant Site History**

2.1 No relevant site history.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a semi-detached, two-storey dwelling within Bradleys Corner, Hitchin. The site is within the Hitchin settlement boundary.

- 4.1.2 The site benefits from a rear garden, which is enclosed by a tall brick wall to the north east, and close boarded timber fencing to the other boundaries. A single storey outbuilding is positioned behind the brick wall, approximately 1m from the north elevation of the dwelling.

4.2 **Proposal**

- 4.2.1 Part two storey and part single storey side extension, single storey front extension and insertion of rooflight to existing front roofslope following demolition of existing detached outbuilding.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Section 12 of the National Planning Policy Framework (NPPF).
- 4.3.3 The part two-storey, part single storey side extension would extend beyond the north elevation of the dwelling following the demolition of the existing outbuilding. The ground floor element would have a length of 5m, which mimics the bulk and projection of the existing outbuilding. The first floor element would have a length of 3.8m. On account of the existing built form along the south-east, and the siting of the extension at the end of the terrace, the cumulative bulk of the extension is considered to be acceptable. The proposed side extension would respect the existing fenestration pattern and would continue the dual-pitched roof form at first floor level. Proposed materials of concrete interlocking tiles to the roof slope and facing brick work would match existing. The proposed side extension would therefore be sympathetic to the existing dwelling and street scene.

- 4.3.4** Additional elements of the proposal include a front roof light to the existing roof slope, as well as an extension to the existing front projection. The proposed roof light to the front roof slope would constitute a small addition in the context of the dwelling. The front extension would extend the existing by an additional 2m, maintaining the existing design and depth. Thus, these elements are acceptable in design terms.
- 4.3.5** Overall, the proposal is considered to accord with Policies D1 and D2 of the NHLP, as well as Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6** Policy D3 of the NHLP permits development which would not harm the amenity of neighbouring occupiers, and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.7** The siting of the proposed extension at the end of the terrace would ensure that an adequate distance is maintained between the site and neighbouring dwellings. Likewise, the proposed front extension would not unduly intensify the established relationship between the site and neighbouring dwellings. Therefore, the proposal would not cause unacceptable overlooking, overshadowing or overbearing impacts, and complies with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.8** Dwellings within Bradleys Corner benefit from a designated communal off-site parking area. The proposal does not seek to increase the no. of bedroom. Therefore, the proposed development accords with Policy T2 of the NHLP.

Environmental Impacts

- 4.3.9** Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.10** 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 Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 24 June 2026	