

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02321/FPH	Single storey rear and side extension following removal of existing rear element (as amended by additional plan received on 04/11/2025).	96 Strathmore Avenue Hitchin Hertfordshire SG5 1ST

Submitted Plan Nos

96SA-BP200 Rev 00 96SA-FP201 Rev 01 Location plan 96SA-BP100 Rev 00 96SA-FP101 Rev 01 96SA-FP102 Rev 01 96SA-FP103 Rev 01 96SA-FP110 Rev 01 96SA-FP111 Rev 01 96SA-FP112 Rev 01 96SA-FP213 Rev 01 (2) 96SA-FP202 Rev 01 96SA-FP203 Rev 01 96SA-FP212 Rev 01 96SA-FP210 Rev 00 96SA-FP211 Rev 02

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 82/00226/1 - Erection of two storey side extension. Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located on the east side of Strathmore Avenue and comprises of a semi-detached two-storey residential dwelling with off-street parking provided to the frontage.

4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Single storey rear and side extension following removal of existing rear element (as amended by additional plan received on 04/11/2025).

4.2.2 The additional plan was a later addition and shows the east side elevation of the proposed extension.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The development would see a single storey wraparound side and rear extension to the existing dwelling providing for additional habitable accommodation. The extension to the rear would project 3.2 metres and would sit slightly beyond that of the extension to the attached neighbour at no.96b Strathmore Avenue. The front elevation would be set back from the existing front elevation of the dwelling. The extension would have a parapet roof design and give the appearance of a garage door design to the front elevation. The side elevation facing the neighbouring property no.94 Strathmore Avenue would see two windows and a door proposed. To the party boundary with no.94, a 1.8 metre timber fence exists and with the proposed extension being set off the boundary this would enable access to the rear garden. The rear elevation would have a window and a set of bi-folding doors installed. In addition, four rooflights are proposed, two to the frontmost end of the side extension and two to the rear extension. The position of the rooflights to the side extension ensure that any internal light spill would not interfere with the existing first floor side window to no.94. Materials would match those of the existing dwelling.

4.3.4 I am satisfied that the scale and design of the proposed extensions would be sympathetic to the existing dwelling and would not harm the visual amenity of the area and is in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.6 I am satisfied that as a result of the acceptable scale and design of the proposed extensions; the development would not impact existing residential amenity to any significant degree and is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.7 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.8 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.

Environmental Implications

- 4.3.9 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.10 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

4.5 Alternative Options

- 4.5.1 N/A

4.6 Pre-Commencement Conditions

- 4.6.1 N/A

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.

3. The extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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. 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 November 2025	