

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00016/FPH	Single-storey front extension and two storey rear and side extensions to form parts of a side annexe following partial demolition of the existing side and rear extensions and removal of existing chimney. Formation of vent chimney on north facing roof slope. Roof alterations, roof lights, and replacement roof tiles. Erection of canopy structure incorporating sedum roof linking main building with existing garage and across front elevation of garage and house . Extension of existing rear raised patio area. Provision of air source heat pump (ASHP). Provision of solar panel array to existing garage roof and part of side extension roof on main dwelling. Alterations to fenestration.	Little Court London Road St Ippolyts Hitchin Hertfordshire SG4 7NE

Submitted Plan Nos

001 002 003 004 005 006 007 020 021 022 023 024 025 026 027 030 031 032 033 034 035

1.0 Policies

- D1 Sustainable design
- D2 House exts, replcmnt dwellings outbuild
- D3 Protecting living conditions
- SECN12 Achieving well-designed places

2.0 Site History

- 2.1 93/01327/1HH: Two storey rear extension. Granted 10/1/94
07/02327/1HH: Two storey and single storey rear extension. Granted 5/12/07

3.0 Representations

- 3.1 St. Ippolyts Parish Council: Supports the application
- 3.2 Site Notice / Adjacent occupiers:
Mr Moore of Hitchin Road, Gosmore – supports
- 3.3 NHDC Environmental Health officer:
Advises that the Council would normally expect to see a MCS020 noise assessment for an application such as this (the installation of an air source heat pump). However, given the proposed location of the unit, I have no objections in this instance subject to a condition requiring the development to be undertaken in accordance with the submitted plans.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 Detached property located on the east side of London Road within the urban area of Hitchin.

4.2 **Proposal**

- 4.2.1 Single-storey front extension and two storey rear and side extensions to form parts of a side annexe following partial demolition of the existing side and rear extensions and removal of existing chimney. Formation of vent chimney on north facing roof slope. Roof alterations, roof lights, and replacement roof tiles. Erection of canopy structure incorporating sedum roof linking main building with existing garage and across front elevation of garage and house . Extension of existing rear raised patio area. Provision of air source heat pump (ASHP). Provision of solar panel array to existing garage roof and part of side extension roof on main dwelling. Alterations to fenestration.

4.3 **Key Issues**

4.3.1 Design and appearance

- 4.3.2 The proposed side and rear extensions would maintain the generally hipped roof appearance of the existing property and retain the chimney stack, a distinctive feature of the property, on the southern roof. The single storey extensions would project a modest way to the front with the exception of the link to the garage all of which would have a flat sedum planted roof. The front extensions are set well back from the road and would be seen against the backdrop of the main dwelling. The red brick and part rendered appearance of the dwelling would be maintained including decorative brickwork. Overall the design of the extensions would be sympathetic to the main dwelling in terms of scale and proportion, external materials and fenestration. The proposals would comply with Policies SP9 and D1 and D2 of the Local Plan.

The ASHP is shown in a discreet location by the existing garage and will have no impact on surrounding occupiers or the street scene.

4.3.3 Impact on neighbouring property

- 4.3.4 The footprint of the property would not increase significantly and gaps would be maintained before the side boundaries. There would be no significant projection at the rear. There would be no side facing windows at first floor level that would cause any loss of privacy. The raised patio would be limited in height and boundary fencing would maintain privacy with adjacent property.

The development would have an acceptable relationship with adjoining property and would therefore comply with Policy D3 of the Local Plan.

4.3.5 Impact on the street scene

- 4.3.6 The property is set well back from the London Road frontage and drops down in level. Consequently the impact of the extensions on the street scene would be limited. Overall the property would maintain its appearance as a traditionally design detached property set in large grounds.

4.3.7 Parking

The extended property will retain several on site car parking places as well as the existing garage.

4.3.8 BNG and Climate change

4.3.9 This householder application is exempt from the BNG Regulations. The small scale of the development means that there will be limited impact on local climate change.

4.4 **Conclusion**

The proposals are 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. 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.

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Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 February 2026	