

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01510/FPH	Single storey rear extension, front entrance porch and installation of ground floor side window following demolition of existing rear conservatory and front lobby. Alterations to existing detached garage/store including partial demolition of front section and insertion of door and window.	26 Passingham Avenue Hitchin Hertfordshire SG4 9LD

Submitted Plan Nos

301 26 100 A 301 26 101 301 26 102 A 301 26 103 A

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- Representations - no objections have been received to this application.
- Relevant planning history – none.
- Planning constraints – none relevant to the site.
- Existing property and surrounding area:
 - Semi detached chalet bungalow dwelling located on the south side of Passingham Avenue with existing single storey rear extension. Detached single garage to side/rear of property on shared boundary with no 24.
 - Brick and tile construction with hanging tiles to dormers.
 - Passingham Avenue rises with nos 22-24 sitting at a higher level than nos 26-28.
 - The rear garden slopes away steeply from a patio area at the rear with steps down to a lawned area. The garage sits at a similar level to the dwelling and patio at its entrance and extends rearwards at the same level whilst the garden drops in height.
 - the surrounding area is largely residential with a variety of similar chalet bungalows, two storey semi-detached houses. There is variety in the appearance of the wider streetscene and materials used.
- Proposal – consent is sought for:
 - *“Single storey rear extension, front entrance porch and installation of ground floor side window following demolition of existing rear conservatory and front lobby. Alterations to existing detached garage/store including partial demolition of front section and insertion of door and window.”*
 - Proposed materials to match existing.
- Design

- o the proposed flat roofed rear extension is a substantial addition to the property extending to 4m in depth (from the rear elevation of the dwelling) and across the full width of the property.
- o The property has an overhang of 0.7m as part of the chalet roof feature. The extension projects approximately 3.3m from the end of the overhang, which helps to reduce the appearance of the depth of the extension.
- o Whilst the extension is large, it relates unobjectionably to the host dwelling and neighbouring properties and adequate space remains around the proposal within the plot.
- o The rear extension will not be particularly visible from the street and no unacceptable harm will be caused to the character and appearance of the streetscene.
- o The proposed alterations to the garage to reduce the front area by 1m with a new frontage with a window and door are acceptable in design terms.
- o The front porch is a reasonably substantial addition to the front of the property and not particularly in keeping with the character and appearance of the host dwelling or the immediate streetscene. However, the dwelling sits slightly lower than the street which will reduce the visual impact of the addition. Overall the design of the porch is unobjectionable.
- o The proposed materials to match existing are acceptable.
- o Potential impact on neighbouring amenity
 - o *impact on no 24:*
 - o the rear extension will be set an adequate distance off the boundary with no 24 and be screened by the extension at that property. No unacceptable harm caused.
 - o The alterations to the garage will reduce the built form in this area. No unacceptable harm caused.
 - o Porch will be set an adequate distance off the boundary of the property. No unacceptable harm caused
 - o *Impact on no 28:*
 - o The rear extension will extend 4m along the shared boundary from the rear wall of the dwelling and approx. 3.3m from the end of the roof overhang.
 - o Whilst this will result in an expanse of built form along the shared boundary, it is considered that due to the specific feature of the dwellings in this location with the roof overhang, the perception of built form will be reduced and no unacceptable harm will arise.
 - o The orientation of the properties means that no unacceptable overshadowing will occur.

- The alterations to the garage and the porch are set sufficiently away from the boundary – no unacceptable harm will arise.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal does not generate the need for additional parking. However there is adequate space to park on the driveway and on street parking provision.
- Conclusion - the application is therefore considered acceptable in planning terms and to meet the requirements of Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- Recommendation - Grant conditional permission.

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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 September 2026	