

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00545/FPH	Alterations to existing roof. First floor front extension and part first floor and single storey rear extensions to facilitate additional accommodation at first floor level. Alterations to fenestration.	24 St Johns Road Hitchin Hertfordshire SG4 9JP

Submitted Plan Nos

2025-25-SUR-100 2025-25-SUR-200- 2025-25-PL-100- 2025-25-PL-200

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Site History**

- 22/02504/FPH - Retention of replacement rear garden fence and soft landscaping. UP 10/11/2022.
- 21/02171/FPH - First floor front extension, replace existing front elevation garage door with a window to facilitate conversion into habitable accommodation and two storey rear extension with alterations to the roof. CP 06/09/2021.

3.0 **Representations**

- 3.1 Neighbour notification has been carried out. One objection and one neutral comment have been received raising the following points:
- Neutral - no objection in principle to the building work being carried out but do not wish access to the construction site to be made available via the cul-de-sac. Concerns regarding damage to trees, tarmac, disruption and blocking of cul de sac. Request access for building works is from Whitehill Road.
 - Objection – no objection to the planned extension work but previously building work very disruptive, damage to road. Request access for building works is from Whitehill Road.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached, two storey dwelling of brick and tile construction accessed via a cul de sac from St Johns Road. The surrounding area is mainly residential in use with variety in types and design of dwellings.

4.2 **Proposal**

- 4.2.1 Consent is sought for:

“Alterations to existing roof. First floor front extension and part first floor and single storey rear extensions to facilitate additional accommodation at first floor level. Alterations to fenestration.”

- 4.2.2 Proposed materials to match existing.

4.3 **Key Issues and Assessment**

- 4.3.1 The current application seeks renewal of previously approved consent 21/02171/FPH. The proposed development is almost identical to that previously approved. Two minor areas of variation include:
- The garage conversion has been undertaken;
 - Minor amendment to the placement of the rooflights on the rear extension.
- 4.3.2 The principle of the proposal has therefore already been established. It is considered that there are no new material planning considerations that would alter the acceptability of the previously approved scheme. The minor amendments are acceptable.
- 4.3.3 The current application to renew the 2021 consent is therefore acceptable subject to conditions. (See previous officer report for full assessment.)
- 4.3.4 It is noted that one neutral comment and one objection have been received from nos 22 and 23 St Johns Road. These raise concerns about disruption during building works. This is not a material planning consideration and does not, therefore, form part of this planning assessment.

4.4 **Conclusion**

- 4.4.1 The proposal is a renewal of a previously approved consent. No new material considerations. Acceptable.

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 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: 14 April 2026	