

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03101/FPH	Front porch extension with replacement pitched roof over existing front element. Alterations to fenestration to side elevation to facilitate garage conversion to habitable space.	18 Passingham Avenue Hitchin Hertfordshire SG4 9LD

Submitted Plan Nos

1138-02 1138-01 1138-PL01

1.0 Policies

2.0 **Site History**

2.1 25/00641/FPH: Front extension. Refused

3.0 **Representations**

3.1 Site Notice / Adjacent neighbours: No responses.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.2 Semi-detached house located on the south side of Passingham Avenue

4.2 **Proposal**

4.2.1 Single storey front extension with replacement pitched roof over existing front element and alterations to fenestration to side elevation to facilitate garage conversion

The front extension would project 2.5m in depth from the front main wall of the property (excluding eaves) and would be between 3.0m metres and 2.36m in height with a sloping roof. It would be set in from the boundary line by approximately 150mm (6 inches)

4.3 **Key Issues**

4.3.1 The main issues are design, impact on neighbouring property and parking.

4.3.3 **Design**

4.3.4 The proposed extension would include a simple sloping roof and would be constructed in materials to match the main house. I can see no objections to the design of the extension per se.

4.3.5 **Impact on neighbouring property**

4.3.6 The occupier of No 20 which immediately adjoins No. 18, would be the neighbour mainly affected by the proposed development. However the reduced depth and siting of the proposed front extension is now acceptable compared to the previous scheme

4.3.7 It is considered that the proposed front extension would not adversely affect the residential amenity of the occupiers of No. 20 and therefore comply with Policies D2 and D3 of the Local Plan.

4.3.9 Parking

4.3.10 There would be no loss of parking to No. 18 where two cars will still be able to be parked within the front drive.

4.3.11 BNG and Climate change

4.3.12 This householder application is exempt from the BNG regulations and the small scale of the development is unlikely to affect local climate change.

4.4 **Conclusion**

The proposal is acceptable in planning terms.

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.

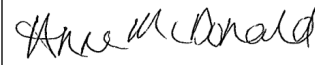
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 January 2026	