

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01387/FPH	Single storey rear extension and alterations to fenestration (as amended by plans rec'd 31 July 2025).	17 Benslow Lane Hitchin Hertfordshire SG4 9RE

Submitted Plan Nos

25043 - 001 25043 - 010 REV A

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 No previous history.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Conservation Officer** – Consulted but no response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 17 comprises a mid-terrace two storey dwelling off Benslow Lane, Hitchin. The site is within the Conservation Area and an Article 4 Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey side/rear extension and for alterations to fenestration.

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 and Impact to Conservation Area:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The extension is proposed to the rear elevation and is therefore obscured from view from the street scene and surrounding conservation area. The proposed extension would be similar in scale to extensions to the opposite of Benslow Lane, the southern side. The northern side also comprises a terrace, but of predominantly townhouses. These dwellings are not significantly enlarged or altered, however, the existing dwelling features an outrigger to the rear, and the extension would be to the side of this outrigger. Therefore, I consider that the scale of the development would not be out of place or run contrary to the grain of development found to this part of Benslow Lane. The built form is considered to be suitably sympathetic, though it is noted that black cladding and a membrane roof are proposed, differing from the brick existing to the dwelling. Given the traditional appearance of black composite cladding, I would consider it is acceptable design. The use of Crittall style windows is acceptable, and would not harm the character of the dwelling and locality. The proposed window would be a modest alteration to the dwelling, and would not significantly alter its character or appearance.

4.3.4 The proposed development is therefore considered to be in compliance with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Sections 12 and 16 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

- 4.3.6 The application site is neighboured to the east by No. 19 and to the west by No. 15 Benslow Lane. As existing, the outrigger runs along the boundary shared with No. 19 and the proposal would extend modestly beyond the side of this outrigger. Given the similarity in height, I would not consider the proposal to be occasioning unacceptable harm to the amenities of these neighbouring occupiers. With regards to No. 15, it is considered that there would be some degree of impacts from dominance to this neighbour, however, I do not consider that this would be objectionable. This is because the existing outrigger, by reason of its depth and height is considered to result in some visual impacts for this neighbour, however, the off-set nature of the extension, and its modest increase in proximity are not considered to overbear or dominate this neighbour when compared to existing. Some light loss would occur, however, this would not be so significant that it would warrant an objection. Outlook from the extension would be at ground floor level, and would not allow immediate views into the curtilages of neighbouring dwellings. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 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.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 August 2025	