

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02821/FPH	Part two storey and part single storey rear and side extensions including rear Juliet balcony, single storey front porch extension following demolition of existing rear structure. Insertion of side rooflights and alterations to fenestration including front dormer. Installation of rear decking area.	3 Old Hale Way Hitchin Hertfordshire SG5 1XH

Submitted Plan Nos

2273/009 2273/008 2273/007 2273/001C 2273/002C 2273/003C 2273/004C 2273/005C 2273/006C

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
 - 92/01183/1 - Two storey rear extension. CP 14/12/1992.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2-storey, detached dwelling with garage and store at rear. Garage/store sits along shared boundary with no 5. Previously extended.
 - Constructed of brick and tile with rendered feature at front.
 - Generous plot to rear.
 - Off street parking for 2-3 cars.
 - Some changes in gradient at the rear – deck steps down to lawn.
- Surrounding area - the surrounding area is largely residential with a variety of house types and styles. There is a variety in the appearance of the streetscene and materials used.
- Proposal – consent is sought for:
 - *“Part two storey and part single storey rear and side extensions including rear Juliet balcony, single storey front porch extension following demolition of existing*

rear structure. Insertion of side rooflights and alterations to fenestration including front dormer. Installation of rear decking area.”

- o Proposed materials include:
 - o Walls - brick and vertical composite (oak effect) cladding;
 - o Roof – slate to match existing;
 - o Windows – upvc and aluminium.
- o Design:
 - o The proposal includes:
 - o Extension to existing porch with hipped roof.
 - o Insertion of front dormer.
 - o Single storey side and rear extensions replacing existing garage and store adjacent to no 5 and single storey rear extension adjacent to no 1.
 - o Two storey side and rear extension.
 - o The proposed porch and dormer window are acceptable in design terms and make a positive contribution to the streetscene.
 - o The single storey and two storey side and rear extensions are substantial additions to the dwelling. They will replace the existing garage and store at the side/rear.
 - o The extensions nearest to no 5 will be single storey along the boundary then step in as the extension projects rearwards. The two storey element will be stepped back from the boundary by approximately 1m.
 - o The single storey element adjacent to no 1 will extend the rear elevation of no 3 in line with the neighbouring property. The two storey element will be set approximately 2m off the shared boundary.
 - o The two storey side/rear extension will raise the height of the existing rear projection and project approximately an additional 2m in depth.
 - o Cumulatively the extensions are substantial and will significantly alter the overall character and appearance of the property. However, they relate adequately to the host dwelling and neighbouring properties.
 - o Whilst not entirely in proportion with the host dwelling, the bulk of the extensions are located at the rear and are not particularly visible from the street. The modest harm caused is not sufficient to warrant a refusal.

- o The existing deck will be replaced at a lower level and extended rearwards by a further 2.3m. The overall height will be 0.18m, sitting lower than the proposed study. No access from the study is proposed with fixed glazing. The design of the deck relates well to the proposal and is acceptable.
- o Adequate space remains around the proposal within the plot.
- o No unacceptable harm will be caused to the character and appearance of the streetscene which is varied.
- o The proposed materials are acceptable.
- o Potential impact on neighbouring amenity
 - o *impact on no 1:*
 - o The single storey extension along the boundary will not project beyond the rear elevation of no 1 – no harm caused.
 - o The two storey extension will be set sufficiently off the boundary – no harm caused.
 - o Juliet balcony – may result in an increase in sense of overlooking but no greater than would expect in a built up area.
 - o The orientation of the site means there will be no overshadowing as a result on the proposal.
 - o *Impact on no 5:*
 - o The single storey side and rear extension will not materially alter the existing situation as they replace the existing structures. The rear projection will slightly increase the height but will be stepped off the boundary by approximately 1m. The side storage will also be slightly extended from the existing situation.
 - o Two storey element will bring the bulk and mass of the dwelling closer to no 5 at first floor level than existing. However, the projection beyond the rear elevation of no 5 will be modest and the degree of potential harm caused is acceptable.
 - o The orientation of the properties means that some degree of overshadowing could occur. However, this would not be to a degree that would warrant refusal.
- o It is considered that overall, no unacceptable harm will be caused to the amenity of nos 1 and 5.
- o Amenity for future occupiers – acceptable.

- Parking and access – the proposal does not generate the need for additional parking but will result in the loss of the existing garage. 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 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.

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: 6 January 2026	