

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02817/FPH	First floor and single storey rear extension.	40 York Road Hitchin Hertfordshire SG5 1XB

Submitted Plan Nos

2281-SV01 2281-SV02 Rev A 2281-PD01- Rev.C 2281-PD02 Rev D

1.0 Policies

D1	Sustainable design
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D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

SP9 Design and Sustainability

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 40 York Road is a semi detached two storey dwellinghouse with existing outrigger projections at two storeys and single storey typical of the properties on York Road. No. 39 the attached neighbour is situated to the north of the host dwelling and No 41 to the south.

4.2 **Proposal**

4.2.1 Planning permission is sought for a first floor and single storey rear extension.

4.2. The single storey rear extension projects to the side by approximately 1.4 metres leaving a gap of 1 metre to the shared boundary with No. 41. The single storey section would project a further 3 metres beyond the existing rear elevation and has a flat roof with lantern.

- 4.2.3 The first floor extension also projects 3 metres from the existing rear elevation and facilitates the enlargement of the third bedroom and insertion of a bathroom at first floor. This has a flat roof design.

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.

Design and Appearance:

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities”*. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Policy D1 of the North Herts Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3.4 Policy D2 of the North Herts Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3.5 Policy D2 goes on to state that *“extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene”*.
- 4.3.6 I want to discuss the different elements of the proposed development. Firstly the erection of a single storey rear extension. I do not have any objections to the proposed single storey rear extension. The extension would project 3 metres from the existing rear elevation. The side element leaves a gap off the side boundary with No. 41 to maintain a side access to the rear garden.
- 4.3.7 It is considered that the proposed design of the rear single storey extension, are sympathetic to the existing house in height, form, proportions, roof type and materials. Therefore, I find the proposed single-storey rear elements to be unobjectionable in design terms.
- 4.3.8 The remaining part of the proposal is the first floor rear extension with a flat roof design. Whilst I do not have an objection to the depth of the extension, the appearance and roof

form and use of boarding are contrary to the character of the area and host dwellinghouse.

- 4.3.9 In my opinion, the proposed development would have a detrimental impact on the character and appearance of the host dwelling and the character of the area. The flat roof at first floor and proposed materials would not amount to good design. This element of the proposals would fail to meet the criteria for good design as required by Policy SP9 and Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.10 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP. Policy D3 sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.10 The proposed rear extensions are an acceptable depth at both single storey and first floor. No side windows are proposed at first floor and the roof lights are high enough to cause issues with loss of privacy. It is therefore considered that the proposed development would not result in any unacceptable harm to the amenities for any neighbouring residential properties.
- 4.3.12 Given the above, the proposed development is considered to be in compliance with both local and national planning policies.

Parking

- 4.3.13 The number of bedrooms will not be increased therefore this does not require additional parking provision under LPA standards. The proposal complies with Policy T2 of the Local Plan.

4.4 Conclusion

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **REFUSED**.

5.0 Recommendation

- 5.1 That planning permission be **REFUSED** for the following reason:

1. The first floor rear extension by reason of its flat roof design and boarding would be contrary and harmful to the character of the original dwellinghouse and the locality. Therefore the proposal does not comply with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 January 2026	