

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02739/FPH	Erection of front porch, single storey rear extension with balcony to first floor and two storey side extension following demolition of existing front porch and existing rear conservatory (as a variation of planning permission 22/01737/FPH granted 16.08.2022)	16 Westmill Lane Ickleford Hitchin Hertfordshire SG5 3RN

Submitted Plan Nos

21101 PL01 PL03 PL04 PL05 PL13A PL14A PL15A

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
T2	Parking
SP9	Design and Sustainability
SP6	Sustainable transport

2.0 **Site History**

- 2.1 22/01737/FPH - Erection of front porch, single storey rear extension with balcony to first floor and two storey side extension following demolition of existing front porch and existing rear conservatory. Provision of vehicular access to property via dropped kerb and vehicle crossover with access off Westmill Lane (variation of planning permission 21/02683/FPH granted 16.12.2021) – Approved 16/08/22.
- 2.2 21/02683/FPH - Erection of front porch, single storey rear extension with balcony to first floor and two storey side extension following demolition of existing front porch and existing rear conservatory. Provision of vehicular access to property via dropped kerb and vehicle crossover with access off Westmill Lane – Approved 06/12/21.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached two storey dwelling with a pitched roof. The rear party boundary with No. 14 is a 1.8m high fence. The character of the locality is residential comprising predominantly semi-detached and terraced dwellings, and open countryside adjoins the site to the west.

4.2 **Proposal**

- 4.2.1 The proposal is for a two storey side extension with a pitched roof, a single storey rear extension with a flat roof, a balcony on top of the rear extension which would include a 1.8m high privacy screen on its north side, new first floor rear French doors to serve the balcony, a new larger replacement front porch, and alterations to openings. The number of bedrooms will be increased from three to four.
- 4.2.2 The application is a revision of previous planning permission 22/01737/FPH, with the changes being an increase in the size and altered openings of the front porch, and alterations to openings of the previously approved extensions.

4.3 **Key Issues**

- 4.3.1 The key material considerations relating to the revisions proposed are design, impacts on neighbour amenity, and parking.

Design

- 4.3.2 The proposed alterations to 22/01737/FPH are minor and are considered to remain in keeping with the character and appearance of the dwelling and the locality. The design is acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbours

- 4.3.3 The proposed altered fenestration is on elevations of the dwelling that will not cause loss of privacy and amenity, and will not result in greater impacts than the fenestration previously approved. The front porch will remain small and set away from attached dwelling No. 14, and will not harm its amenity. The proposal will not harm amenity. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.4 The proposal will increase the number of bedrooms from three to four. The site has parking provision for two cars which complies with minimum standards and is acceptable. 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 **GRANTED**.

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 external materials of the approved development shall be of similar appearance to those of the existing building, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area. To comply with Policy D1 of the Local Plan.

4. The 1.8m high privacy screen to the approved balcony shall be obscure glazed or a solid screen, and shall be erected prior to the first use/occupation of the balcony. The privacy screen shall subsequently not be removed, altered or lowered without planning permission being granted.

Reason: In the interests of privacy and amenity. To comply with Policy D3 of the Local Plan.

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: 4 February 2025	