

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00940/FPH	Proposed oriel window to rear facade. Amendments to existing fenestration.	Lane House Ashbrook Lane St Ippolyts Hitchin Hertfordshire SG4 7PB

Submitted Plan Nos

PL-499 Rev A PL-500 Rev A PL-505 Rev A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 94/00928/1HH - Two storey side and part two and single storey rear extensions.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

St Ippolyts Parish Council – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is detached, two-storey dwelling on the south side of Ashbrook Lane, St Ippolyts and resides within the St Ippolyts Conservation Area. The site benefits from a detached garage, driveway, and front and rear gardens.

4.2 **Proposal**

4.2.1 Proposed oriel window to rear facade. Amendments to existing 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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 proposed oriel window would be to the rear of the dwelling and be black aluminium framed. Alterations to fenestration include: replacement of rear doors to be black aluminium framed with horizontal bars, replacement of eastern side elevation door with high level window with colour and material to match existing, replacement of western side elevation external door and 3no. new first-floor obscure glazed windows with colour and material to match existing. The design and materials of the proposed windows and doors are considered to be acceptable.

4.3.4 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.5 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.
- 4.3.6 The alterations to fenestration on the side elevations would be visible from the streetscene but are not considered to cause harm to the character of the dwelling or the streetscene. The proposed first-floor side elevation windows would all serve bathrooms, as with the existing first-floor side elevation window and would be obscure glazed, so would not cause more harm than existing in terms of over-looking or loss of privacy. The proposed rear elevation window and door would cause no more harm than existing.
- 4.3.7 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Heritage Impact

- 4.3.8 The proposed side elevation fenestration would match the materials of the existing fenestration and the black aluminium framed fenestration would be to the rear elevation and, therefore not visible to the streetscene. As such, it is not considered that the proposal would cause unacceptable harm to the dwelling, streetscene or Conservation Area.

Highways and Parking:

- 4.3.9 The proposal does not include an increase in the number of bedrooms; So, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.10 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.11 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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 windows at first floor level on the west side elevation of the development hereby permitted shall be permanently glazed with obscure glass and be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 28 May 2025	