

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02257/S73	Variation of condition 2 (revised plans) and condition 3 (External Materials) of planning permission 25/01547/S73 granted 21.07.2025 for Variation of condition 2 (revised plans) of planning permission 25/00700/FPH granted 01.05.2025 for two storey side extension following removal of existing shed alterations to rear conservatory to include pitched roof and insertion of rooflights. Alterations to fenestration. (Development has commenced).	94 Swinburne Avenue Hitchin Hertfordshire SG5 2QZ

Submitted Plan Nos

Location plan HM-24663-02

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

- | | |
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| 2.1 | 25/01547/S73 - Variation of condition 2 (revised plans) of planning permission 25/00700/FPH granted 01.05.2025 for two storey side extension following removal of existing shed alterations to rear conservatory to include pitched roof and insertion of rooflights. Alterations to fenestration. – Conditional Permission |
| 2.2 | 25/00700/FPH - Two storey side extension following removal of existing shed alterations to rear conservatory to include pitched roof and insertion of rooflights. Alterations to fenestration. – Conditional Permission |

3.0 Representations

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| 3.1 | Neighbour Consultation – None received. |
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4.0 Planning Considerations

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| 4.1 | Site and Surroundings |
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4.1.1 The site is a semi-detached dwelling off Swinburne Avenue, a residential road in Hitchin.

4.2 **Proposal**

4.2.1 This application seeks to vary Conditions 2 and 3 of the previous planning permission 25/01547/S73 granted 21.07.2025.

4.2.2 Condition 2 relates to the approved plans of the development and condition 3 requires materials to match the existing dwelling. This following amendment is proposed:

1. Change to external materials to side and rear elevations of extension to render for the side/rear elevations of the extension.

4.3 **Key Issues**

4.3.1 The principle of the development has been established given the extant planning permission. Relevant material considerations relating to the current application are design and impact to neighbour amenity.

Design and Appearance:

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 change to the materials of construction would not relate to the principal elevation, and would therefore be predominantly obscured from view from the locality. The render would match the render to the rear of the dwelling, and is therefore considered to be suitably sympathetic.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 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 to 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 proposal does not seek to enlarge the structure, or alter viewing perspectives. Therefore, no detrimental harm in the form of dominance or losses of light and privacy would occur.

- 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.

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 grant of planning application 25/00700/FPH.

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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 November 2025	