

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01135/S73	Variation of condition 2 (revised plans) of planning permission 25/00072/FPH granted 21.03.2025 for part single, part two storey front extension following the demolition of the existing front porch, two storey rear extension. New and replacement windows. Replace existing flat roof to garage with pitched roof and associated alterations.	17 Wymondley Road Hitchin Hertfordshire SG4 9PH

Submitted Plan Nos

2024/05_PL.001 2024/05_PL.002 2024/05_PL.003 2024/05_PL.004 2024/05_PL.101-B
2024/05_PL.102-B 2024/05_PL.103-B 2024/05_PL.104-B 2024/05_PL.105-A 2024/05_PL.106

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 **25/00072/FPH** - Part single, part two storey front extension following the demolition of the existing front porch, two storey rear extension. New and replacement windows. Replace existing flat roof to garage with pitched roof and associated alterations.

Conditional Permission

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is a two storey dwelling on the north side of Wymondley Road, Hitchin.

4.2 **Proposal**

4.2.1 The application proposes the variation of condition 2 (revised plans) of planning permission 25/00072/FPH granted 21.03.2025 for part single, part two storey front extension following the demolition of the existing front porch, two storey rear extension. New and replacement windows. Replace existing flat roof to garage with pitched roof and associated alterations.

4.2.2 For the avoidance of doubt, the only change is to remove the existing tile hanging and render to Side Elevation B-B and replace with brickwork to match the proposed extensions and tint the brickwork to a remaining section of brickwork to the first floor front elevation.

4.3 **Key Issues**

- 4.3.1 The principle of these works is already established by application ref: 25/00072/FPH. Therefore, the consideration of this application is how acceptable the proposed amendments to the scheme are relative to that which was approved.

Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions and outbuildings will be granted if the development is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The only proposed change to this scheme is to remove the existing tile hanging and render to Side Elevation B-B and replace with brickwork to match the proposed extensions and tint the brickwork to a remaining section of brickwork to the first floor front elevation. These proposed alterations are relatively modest changes and are considered acceptable, as they will be sympathetic to the host property.
- 4.3.4 The proposal is therefore deemed acceptable in design terms and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.5 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.6 The proposed changes to the scheme are unlikely to result in any materially detrimental impacts upon the reasonable living conditions and well-being of neighbours, with respect to overdominance and loss of daylight/sunlight, given the scale and type of changes proposed herein.
- 4.3.7 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.9 This proposal is exempt from BNG as it is a section 73 application.

4.4 Conclusion

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

4.5 Alternative Options

- 4.5.1 N/A

4.6 Pre-Commencement Conditions

- 4.6.1 N/A

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 ref: 25/00072/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.

3. The window at first floor level on the east elevation facing towards no 19 and 3 first floor windows on west elevation facing towards no 22c the Avenue of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwellings 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 June 2025	