

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00646/S73	Variation of condition 2 and 4 (revised plans) of planning permission 22/00589/FPH granted 23.11.2022 for Single storey front porch extension. Raised roof height of garage and insertion of front dormer window (As amended by plan received 2 November 2022).	2 Coach Drive Hitchin Hertfordshire SG4 9AP

Submitted Plan Nos

29-P04 29-P02G 29-P03K 29-P05G

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 22/00589/FPH - Single storey front porch extension. Raised roof height of garage and insertion of front dormer window (As amended by plan received 2 November 2022). – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a dwelling off Coach Drive, a residential road in Hitchin.

4.2 **Proposal**

- 4.2.1 This application seeks to vary Conditions 2 and 4 of the previous planning permission 22/00589/FPH granted 23.11.2022.

- 4.2.2 Condition 2 relates to the approved plans of the development. Condition 4 requires the first floor side window to be obscured glazed. This application form indicates that the following amendments are proposed:

“The client has raised the velux window shown on the West elevation. The height is now 1700mm AFFL to cill therefore no view out but natural daylight in. An additional smaller Velux has been added to the walk in wardrobe to allow natural daylight. Again the cill height is 1700mm AFFL therefore no impact on the privacy of the neighbours. The first floor frosted bathroom window has been lowered and reduced in width to avoid a clash with the existing roof structure. Window is side hung with a 100mm restrictor added. The kitchen side door on the west elevation has been blocked up. These minor changes do not change the shape or mass of the extension and do not compromise the privacy of the neighbouring dwelling. We wish to substitute the approved drawings with drawings revised to pick up the above changes.”

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 Broadly, the appearance of the development remains consistent with the approved scheme. Modest alterations are proposed to the fenestration details as viewed from the principal elevation, and I therefore do not consider that the impacts to local character would be significant or adverse. The appearance is therefore acceptable.
- 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 It is noted that the previous application gave weight to the potential neighbour amenity impacts of the development. I do not consider that the proposed alterations to fenestration would detract from neighbouring amenity given that the first-floor side

window would remain as being obscure glazed. The wording is proposed to be updated so that this window relates to the bathroom, and not Bedroom 4, which is no longer proposed. I consider it is suitable to update the wording within this condition. The introduction of the velux over the walk in wardrobe serving the master bedroom is not considered to detract from the privacy levels afforded to the neighbour, and whilst there would be some sense of overlooking, I do not consider that actual overlooking would arise from this window. Overall, neighbour amenity impacts are considered to be suitable. No neighbour objections were received.

- 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 permission 22/00589/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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. The proposed first floor side window on the west elevation of the development hereby permitted and serving the bathroom shall be permanently glazed with obscure glass and the opening portion of the window shall be top hung and permanently retained in this condition unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling.

Biodiversity Net Gain

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: 19 May 2025	