

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00102/S73	Variation of condition 2 (revised plans) of planning permission 24/00862/S73 granted 05.06.2024 for Two-storey front, single storey side/rear and first floor side extensions, enclosure of existing carport to form a garage and partial conversion of existing garage to habitable accommodation. Alterations to external wall finishes (as amended by plan received 3rd June 2024).	Ashridge Farm Cottage 7 Ashwell Street Ashwell Baldock Hertfordshire SG7 5QF

Submitted Plan Nos

L01 Rev B L-12 rev A L13

2.0 **Site History**

- 2.1 24/00862/S73 - Variation to Condition 2 (amend drawings) of planning permission 22/02795/FPH granted on 06.01.2023 for Two-storey front, single storey side/rear and first floor side extensions, enclosure of existing carport to form a garage and partial conversion of existing garage to habitable accommodation. Alterations to external wall finishes (as amended by plan received 3rd June 2024). – Conditional Permission
- 2.2 22/02795/FPH - Two-storey front, single storey side/rear and first floor side extensions, enclosure of existing carport to form a garage and partial conversion of existing garage to habitable accommodation. Alterations to external wall finishes. – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Parish Council** – No Objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a large, detached dwelling located on the south side of Ashwell Street, Ashwell. The property is accessed via a narrow access road and occupies a back land plot. This site is not within the Conservation Area.

4.2 **Proposal**

- 4.2.1 This application seeks to vary Condition 2 of the previous planning permission 24/00862/S73 granted 05.06.2024.
- 4.2.2 Condition 2 relates to the approved plans of the development. The following amendments are sought:
1. Creation of two storey front extension.
 2. Changes to external wall finishes.
 3. Alterations to approved windows openings and creation of new openings.

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 proposed amendments seek to alter the front extensions to also incorporate a gable set down from and in between the ridges of the approved gable features. It would feature brick walls, large windows and an amended entrance hall and front door. It is considered that the appearance of this alteration would be acceptable and would be suitably sympathetic to the character of the dwelling and surrounding area. Its scale and set-down ridge would be subservient to the host dwelling and would be acceptable in design terms. Alterations to the external materials of the dwelling, by introducing larger areas of cladding would alter the appearance of the dwelling, and this is acknowledged. This change is not considered to be harmful and would reflect some areas of cladding already approved and given the set back of the dwelling from the highway edge, is not considered to cause harm to local character. Changes to approved fenestration, in terms of their glazing layout, are noted but would not harm the appearance of the dwelling due to their modest scale.
- 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 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 application site is neighboured to the south by No. 3 Ashwell Street, and by No. 5 to the north. The proposed extension would be modestly enlarging the built bulk of the dwelling, and would result in noticeable changes for both adjoining neighbours, however, this change is not considered to be harmful or be objectionable due to its modest scale and due to its siting in relation to neighbouring dwellings. Changes to materials would darken the appearance of the dwelling, but would not harm amenities of neighbouring dwellings. A new window is proposed to the rear elevation at first floor level. Windows serving the en-suite attached to this bedroom were previously conditioned as being obscured, and I consider that it is prudent to obscure glaze these new windows too. The bedroom would benefit from a large window that would not be obscure glazed, and I

therefore consider that the amenity of occupiers of this room would be retained as would those afforded to No. 3 and 5 Ashwell Street.

- 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 22/02795/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 development hereby permitted shall only be finished in the external materials as stated on drawing number L-13 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and to protect the visual amenities of the locality.

4. The windows at first floor level on the north-west and south-east elevations to serve the en-suite and bed room of the development hereby permitted shall be permanently

glazed with obscure glass and be non-opening below 1.7m above finished floor level unless otherwise agreed in writing by the Local Planning Authority.

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.

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: 4 March 2025	