

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01291/S73	Variation of condition 2 (revised plans) of planning permission 24/02350/FPH granted 20.12.2024 for two storey side extension including Juliet balcony following partial demolition of existing garage (as amended by plan nos. PL02B _ PL03A)	The Folly Willian Road Great Wymondley Hitchin Hertfordshire SG4 7ET

Submitted Plan Nos

Location plan 24306_PL02_B 24306_PL03_B_

2.0 **Site History**

- 2.1 24/02350/FPH - Two storey side extension including Juliet balcony following partial demolition of existing garage (as amended by plan nos. PL02B & PL03A) – Conditional Permission
- 2.2 12/02830/1 - Conversion of garden workshop to detached 3-bedroom dwelling. (Amended plan received 11/03/13 and revised DAS received 25/03/13). – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Parish Council** – None Received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling off William Road, Great Wymondley. The site is within the Conservation Area and is within the Green Belt.

4.2 **Proposal**

- 4.2.1 This application seeks to vary Condition 2 of the previous planning permission 24/02350/FPH granted 20 December 2024.
- 4.2.2 Condition 2 relates to the approved plans of the development. The plans indicate that the following amendments are proposed:
 - 1. Raised internal finished floor level;
 - 2. Increase ridge and eaves height to match main dwelling.

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 and Impact to Conservation Area:

- 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. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset, in this case, the Conservation Area, and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. This policy is broadly consistent with Section 16 of the National Planning Policy Framework. Section 72 of the Planning (Listed Building and Conservation Areas) act 1990 emphasises that development should seek to the preservation or enhancement of the Conservation Area.
- 4.3.3 The proposed works would seek to incorporate the extension into the main ridge and eaves of the dwelling rather than to incorporate a stepdown. It is noted that the previous application was amended to introduce a set-down ridge to the extension. The reasoning for this was not clarified within the report. It is not considered that the proposed ridge height would result in a dominant or incongruous addition to the dwelling. It is noted that views of the development from and within the wider Conservation Area/street scene would not be harmful owing to the obscured location of the dwelling behind a gated driveway. Some views could be gained from neighbouring properties, however, this is not considered to be harmful, particularly when compared to and viewed in conjunction with the approved scheme. The consistent materials of construction and built form is considered to result in a suitably sympathetic addition. The design would therefore be acceptable. I consider it is prudent to include a condition requiring the use of materials to match the existing dwelling to ensure a sympathetic and complementary form of development.
- 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 potential impacts to the surrounding Conservation Area are considered to be acceptable, and the significance of this heritage asset will not be unacceptably harmed. Policies HE1 and SP13 of the Local Plan 2011-2031 and Section 16 of the NPPF are considered to be complied with. The development is considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. 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 approved scheme would enlarge the bulk of the existing dwelling and it is considered that the raised ridge height and associated bulk increases would not result in an unacceptable degree of dominance or light loss for these neighbouring occupiers. The isolated location of this part of the dwelling in relation to other neighbours is also considered to provide suitable mitigation. No losses of privacy are considered to arise for neighbours owing to the similarity in window outlook to the original dwelling. 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 24/02350/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.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 August 2026	