

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01725/S73	Variation of condition 2 (revised plans) of planning permission 24/00387/FPH granted 30.04.2024 for single storey rear extension following demolition of existing conservatory and utility room. Front canopy, alterations to fenestration and external cladding. Alterations to existing detached garage roof and fenestration to facilitate conversion to home office (as amended by plans and DAS received on 25/04/2024 and plan received on 30/04/2024) (as amended by plans received on 30/09/2024).	4 Freewaters Close Ickleford Hitchin Hertfordshire SG5 3TQ

Submitted Plan Nos

001 023A 025A 026A

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework 2023 (NPPF)

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 North Hertfordshire Local Plan 2011-2031 (NHLP)

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.4 Supplementary Planning Document

North Hertfordshire Design Guide 2011

2.0 Relevant Site History

- 2.1 24/00387/FPH - Single storey rear extension following demolition of existing conservatory and utility room. Front canopy, alterations to fenestration and external cladding. Alterations to existing detached garage roof and fenestration to facilitate conversion to home office (as amended by plans and DAS received on 25/04/2024 and plan received on 30/04/2024). Conditional permission.

3.0 Representations

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

3.2 **Ickleford Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey detached residential dwelling with detached garage to the south which is set back from the rear elevation of the existing dwelling. A large area of block paving exists to the front of the dwelling and is used for the parking of vehicles. To the rear of the dwelling there is a paved patio area and lawned garden.

4.1.2 The application site is within the settlement boundary for Ickleford where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Variation of condition 2 (revised plans) of planning permission 24/00387/FPH granted 30.04.2024 for single storey rear extension following demolition of existing conservatory and utility room. Front canopy, alterations to fenestration and external cladding. Alterations to existing detached garage roof and fenestration to facilitate conversion to home office (as amended by plans and DAS received on 25/04/2024 and plan received on 30/04/2024) (as amended by plans received on 30/09/2024).

4.2.2 The amended plans received on 30/09/2024 correct some minor points.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The application would see a reduction in the scale of the previously approved scheme granted under 24/00387/FPH whereby the proposal would relate to ground floor level

only. Following demolition of the existing rear conservatory the application seeks to construct a single storey flat roofed rear extension which would extend from the existing rear elevation of the dwelling by 4.3m having a width of 4.9m and height of 2.5m which includes a sedum roof. Changes are also proposed to the general fenestration of the northern façade which incorporates additional openings.

- 4.3.4 To the front elevation, the existing porch would be demolished and replaced with a new flat roofed porch.
- 4.3.5 The existing garage would undergo changes to the fenestration in order to provide for its conversion from a garage to a home office. Such changes would include the addition of a sedum roof in line with that proposed to the rear extension.
- 4.3.6 Materials for the proposed extensions, garage and side changes to the fenestration involve the use of timber oak cladding with replacement aluminium framed black windows albeit with oak framed windows installed to the proposed porch. The remaining areas to the façade would remain brick with existing windows remaining white.
- 4.3.7 In design terms, the proposal is of a contemporary style which remains in proportion and sympathetic to the original dwelling. The introduction of oak cladding and oak windows to the front porch would be a minor change as would the cladding to the front elevation of the proposed office (formerly the garage) through would not be detrimental to the streetscene and is acceptable.

Impact on Neighbouring Properties:

- 4.3.8 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.9 I am satisfied that the orientation of the dwelling means that the proposed development will not impact on existing neighbouring residential amenity.

Highways and Parking:

- 4.3.10 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.11 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.12 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing

vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

- 4.3.13 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

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 permission 24/00387/FPH granted on 30/04/2024.

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

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: 30 September 2024	