

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01695/S73A	Variation of condition 2 (revised plans) of planning permission 24/02760/FPH granted 27.01.2025 for raise roof height of existing side extension and part first side extension above. Alterations to fenestration.	5a Mount Pleasant Hitchin Hertfordshire SG5 2BG

Submitted Plan Nos

Location Plan MP-2506-PBP MP-2706-EPPE

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SP9	Design and Sustainability

2.0 **Relevant Site History**

- 2.1 24/02760/FPH - Raise roof height of existing side extension and part first side extension above. Alterations to fenestration – Approved 27/01/25.

3.0 **Representations**

- 3.1 **Neighbours** – The following comments were received:
- ☐ The works appear to be retrospective.
 - ☐ Loss of amenity when the toilet is used and its window open.
 - ☐ No objection if the window was to be sealed shut and frosted.
 - ☐ Believed the toilet has been constructed with an extractor fan.
 - ☐ No objection and offer support.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling with a pitched roof. The side party boundary with No. 5 is comprised of a wall and fence and higher vegetation. The site is in a residential area comprised of detached dwellings.

4.2 **Proposal**

- 4.2.1 This application seeks to vary Condition 2 (approved plans) of previous permission 24/02760/FPH, by:

- ☐ Altering the roof of the extension by increasing its width and height, and adding a flat crown roof area.
- ☐ Adding a new ground floor side window.
- ☐ Altering front and rear openings.

4.2.2 The proposed development has been largely completed.

4.3 **Key Issues**

4.3.1 The key material considerations relating to the proposed amendments are design, and neighbour amenity.

Design

4.3.2 The altered openings and new side window are small alterations to the approved scheme, are in keeping with existing openings of the dwelling, and do not harm its character and appearance and that of the locality.

4.3.3 The amended roof would be higher and wider than that originally approved, but overall is not considered significantly different than the original design and remains subservient to the main roof. The new flat crown roof has a small area and does not appear as such from public views, which in any case are substantially obscured by existing buildings and trees. The design is therefore acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, Section 12 of the NPPF.

Impacts on Neighbouring Properties:

4.3.4 The altered front and rear openings have similar impacts to those originally approved, and do not harm amenity. The altered roof is slightly larger than the originally approved roof but is not considered to cause loss of amenity as impacts from it are similar to those of the originally approved roof.

4.3.5 The new ground floor side bathroom window facing north towards No. 5 Mount Pleasant has been commented on by that dwelling, with the main concern being noise. There is a fence and vegetation on the boundary opposite the window, therefore its not considered that the window causes harmful loss of privacy.

4.3.6 Should the bathroom be in use and the window open, it's acknowledged that some noise could be heard through it. Such noise would however be considered to be of a small volume and would occur infrequently, and the window may not even be opened as the bathroom does not include a shower/bath. Therefore, it's not considered that noise impacts from the side window and associated bathroom would be sufficiently harmful for permission to be refused, or that the window should be required by condition to be fixed shut and/or obscure glazed. Impacts on amenity are therefore acceptable, and the proposal complies with Policy D3 of the Local Plan.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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 24/02760/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:

1. Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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 2025	