

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01930/S73A	Variation of condition 2 (revised plans) of planning permission reference 25/00680/FPH granted 21.05.2025 for Single storey side extension following demolition of existing garage and shed. Insertion of front and rear dormer windows to create accommodation at first floor level. Replacement windows and alterations to existing roof. Installation of boundary wall and relocation of entrance gate to facilitate additional parking. (Development has commenced)	217 Bedford Road Hitchin Hertfordshire SG5 2UE

Submitted Plan Nos

Location and Block Plan Ground Floor Plan North Facing Elevation South Facing Elevation East Facing Elevation West Facing Elevation

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 25/00680/FPH - Single storey side extension following demolition of existing garage and shed. Insertion of front and rear dormer windows to create accommodation at first floor

level. Replacement windows and alterations to existing roof. Installation of boundary wall and relocation of entrance gate to facilitate additional parking

Conditional Permission

- 2.2 25/00017/PREH - Front and rear dormers and conversion of loft. Demolition of existing garage to create side annexe. Upgrade of existing windows, remodelling of existing interior and roof coverings. All associated electrical, plumbing and heating services.

Complete

- 2.2 80/00264/1 - Erection of single storey side extension.

Conditional Permission

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a single storey, detached 2 bed bungalow. There is an existing single storey side extension and outbuilding. The dwelling sits on a corner plot on the west side of Bedford road and the north side of Bowyer's Close. The front entrance to the dwelling faces Bowyer's Close. The surrounding streetscene is mixed with a variety of housing types and styles, many of which have been altered and extended including extensions to the roof. The material palette used in the locality appears consistent with the use of brown plain clay tiles, red facing brick, elements of render and cladding with windows having some variation in openings and materials. On the opposite side of Bowyer's Close sits a similar bungalow; there are different, subservient extensions that differ slightly in layout and roof form.

4.2 **Proposal**

- 4.2.1 Variation of condition 2 (revised plans) of planning permission reference 25/00680/FPH granted 21.05.2025 for Single storey side extension following demolition of existing

garage and shed. Insertion of front and rear dormer windows to create accommodation at first floor level. Replacement windows and alterations to existing roof. Installation of boundary wall and relocation of entrance gate to facilitate additional parking.
(Development has commenced)

- 4.2.2 The proposed changes from the original plans are a new pitched roof to the existing front roof and alterations to fenestration.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 principle of the development has been established from the permission granted on 21.05.2025 under reference number: 25/00680/FPH.
- 4.3.4 The proposed change from the original plans of a new small, pitched roof to the existing front roof using plain tiles to match existing would be sympathetic in design and materials to the original dwelling and would be similar in style to no.205 Bedford road.

4.3.5 The proposed change from the original plans of alterations to fenestration would result in the proposed windows and doors remaining sympathetic in design and materials to the existing dwelling.

4.3.5 In my view, the development is still of a proportionate scale and is sympathetic to the existing dwelling. This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

4.3.6 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.

4.3.7 It is considered that the proposed changes from the original plans would cause no more harm to neighbour amenity in terms of overlooking, shading or loss of privacy than the original permission granted on 21.05.2025 under reference number: 25/00680/FPH.

4.3.11 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.8 The original proposal included an increase in the number of bedrooms from 2no. to 4no. and the demolition of the garage, reducing on-site parking provision down to 1no. space. While this would still not comply with Policy T2 of the NHLP, the site does benefit from on-street parking and the site is in a sustainable location.

Environmental Implications

4.3.13 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

4.3.14 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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 25/00680/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.

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 2025	