

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01837/S73	Variation of condition 2 (revised plans) of planning permission 25/00524/FPH granted 25.04.2025 for single storey side extension and alterations to existing driveway/hardstanding to create No.2 parking spaces.	23 St Katherines Close Ickleford Hitchin Hertfordshire SG5 3XS

Submitted Plan Nos

1945-1-101B 1974-1-003F

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed 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 SP2 – Settlement Hierarchy and Spatial Distribution

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

Policy T1 – Assessment of transport matters

Policy T2 - Parking

1.3 **Ickleford Neighbourhood Plan 2022-2035**

SD1: Development within the Settlement Boundary

SD3: High Quality Design

2.0 **Relevant Site History**

2.1 25/00524/FPH - Single storey side extension and alterations to existing driveway/hardstanding to create No.2 parking spaces. 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, semi-detached residential dwelling with gardens to front side and rear. Existing vehicular access is through St Katherines Close located to the west of No.19. To the north lies a pedestrian walkway linking St Katherines Close with Bedford Road.
- 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 25/00524/FPH granted 25.04.2025 for single storey side extension and alterations to existing driveway/hardstanding to create No.2 parking spaces.
- 4.2.2 In summary the current application seeks to extend the width of the proposed extension by 1.0 metre. No other changes are proposed.

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 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 to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The proposed side extension would be single storey and extend 4.3 metres in width by 5.9 metres in length with a height to eaves of 2.5 metres and to ridge of 3.9 metres. The extension would be set back from both the front and rear elevations of the existing dwelling. The roof form would be pitched having an extended length over the rear element. Openings would comprise of a full-length window and single window to the front elevation with a further window opening to the north side elevation. Materials would match those of the existing dwelling, facing brickwork, concrete roof tiles and white uPVC windows. The extension sits well against the existing dwelling, is of a minor scale and well screened due to the presence of mature boundary planting to the northwest and east with no harm to the visual quality of the street scene.

- 4.3.4 In addition to the single storey side extension, the development involves an extension to the existing hardstanding area to provide for two off-street parking spaces and a minor change to the point where the existing driveway meets with the adopted highway. Given the property already benefits from an existing vehicular access and off-street parking, I am of the view that the works would be an overall improvement to the visual quality of the property. Whilst there is a tree of medium maturity to the north most point of the side garden, I am mindful that a proportion of the proposed hardstanding would fall within the crown spread of the tree. However, the tree does have a wide crown spread and I am satisfied that the tree could withstand the minor works proposed.
- 4.3.5 I find the proposed works to be acceptable and in accordance with Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties

- 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 Local Plan.
- 4.3.7 Given the presence of mature boundary planting to the north west and in part to the east of the property, I am satisfied that the minor scale and design of the proposed works, is unlikely to result in an unacceptable impact on the reasonable living conditions and well-being of neighbours and as such is unlikely to have any significant impact on existing residential amenity and is therefore in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking

- 4.3.8 The proposed development does not include an increase in the number of bedrooms and already benefits from off-street parking and is in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.9 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

- 4.3.9 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 Local Plan, which sets out that development proposals 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.
- 4.3.10 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and T2 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 25/00524/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 hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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.

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 September 2025	