

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00660/S73	Variation of condition 2 (revised plans) of planning permission 25/00148/FP granted 02.04.2025 for erection of one detached 3-bed self-build dwelling with associated parking and garden land. Garage of building to be utilised as environmentally friendly store room to store battery packs and associated equipment to serve new dwelling. Siting of temporary storage building. (Development has commenced).	The Jays Pirton Road Holwell Hitchin Hertfordshire SG5 3SS

Submitted Plan Nos

Location Plan L11

1.0 Policies

SP2 Settlement Hierarchy and Spatial Distrib

CGB1	Rural Areas beyond the Green Belt.
D1	Sustainable design
D3	Protecting living conditions
NE2	Landscape
NE1	Strategic green infrastructure
NE4	Biodiversity and geological sites
SECN11	Making effective use of land
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding
SECN15	Conserve + enhance natural environment
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 25/00148/FP - Erection of one detached 3-bed self-build dwelling with associated parking and garden land. Garage of building to be utilised as environmentally friendly store room to store battery packs and associated equipment to serve new dwelling. Siting of temporary storage building. – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – 1x Representation from Mount Pleasant:

- Seeks clarification of the increase in roof height and seeks dimensions and measurements.
- Questions the extent of the height increase.
- Seeks a comparison drawing between approved and proposed plans and a contextual drawing to show neighbouring properties.
- Retrospective approval is sought. Clarification would be vital given the progress of works.
- Queries nature of consultation with neighbours.

3.2 **Environmental Health** – No Objection.

3.3 **Highways** – Does not wish to restrict grant of permission.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises land to the north of Glebe Lodge and is accessed off Pirton Road. The application is submitted under this name. The land is within the Rural Area Beyond the Green Belt and forms part of Holwell.

4.2 **Proposal**

- 4.2.1 This application seeks to vary Condition 2 of the previous planning permission 25/00148/FP granted 02.04.2025.
- 4.2.2 Condition 2 relates to the approved plans of the development. This application form indicates that the following amendments are proposed:
1. Alterations to window and door openings.
 2. Increase in ridge height/pitch height.
 3. Double garage is now a single garage door.
 4. Alterations to glazing layouts to windows.
 5. Internal layout alterations.

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:

- 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. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The alterations to the approved scheme retain the character and appearance of the dwelling, and do not result in a sufficient departure from its appearance to appear at odds or out of place in the locality. The changes to fenestration whilst noticeable, are acceptable and would not be a harmful change. The increase in ridge height is noted but would not significantly alter the appearance of the dwelling or the contributions it makes to the surrounding area. It would not appear as a dominating feature within the local area. Its appearance is therefore acceptable.
- 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 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 proposed alterations to the window layout to the principal elevation and sides are unlikely to impact neighbouring occupiers given their orientation in relation to neighbouring properties. The window layout to the rear would result in a material change to the relationship with neighbours, however, the obscured bathroom window and the high-level window are not considered to harm the amenity of neighbours. The other window changes are broadly consistent and would also be adjacent to a patch of scrub associated with Mount Pleasant. They are not considered to allow for unacceptable overlooking of these neighbouring plots. The increase in height is acknowledged and would result in an acknowledgeable reduction in light and an increase in a sense of dominance, however, when compared to the approved scheme, it is not considered to be substantial or unacceptably harmful. The location of the dwelling, adjacent to the area of scrub is considered to suitably mitigate these harms to Mount Pleasant. The distance to Glebe Lodge and the location in relation to this neighbour are considered to suitably mitigate any harms to the amenities that this neighbour benefits from.
- 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.

Other Matters:

- 4.3.8 It is noted that the 'mound' as approved by the landscaping plan associated with 25/01131/DOC is present on site. I considered it is prudent to condition this mound given no height was specified on the discharge of condition application. The condition should limit height and spread.

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 application 25/00148/FP.

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 development shall proceed in accordance with details approved by Discharge of Condition applications 25/01003/DOC or any subsequent Discharge of Condition Application pursuant to this condition.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

4. The development shall proceed in accordance with details approved by Discharge of Condition applications 25/01131/DOC or any subsequent Discharge of Condition Application pursuant to this condition or written agreement by the LPA.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, AA, B, C and E of Part 1 (and any further new class that may be introduced by way of an update) of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

6. The development shall proceed in accordance with details approved by Discharge of Condition applications 25/01132/DOC or any subsequent Discharge of Condition Application pursuant to this condition.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

7. The development shall proceed in accordance with details approved by Discharge of Condition applications 25/01133/DOC or any subsequent Discharge of Condition Application pursuant to this condition.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

8. All ecological measures and/or works shall be carried out in accordance with the details contained in the April 2024 Landscape and Ecological Management Plan as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that works are ecologically sensitive and result in an enhanced natural environment. (Section 15 of the NPPF)

9. In the event that contamination not identified in the ground investigations to date is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk

assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

10. Prior to first occupation of the dwelling hereby approved, the fire sprinkler system indicated on plan number MJ25/P/01, and shall be retained with the dwelling in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a suitable level of safety, to comply with Policy T1 of the Local Plan 2011-2031.

11. Prior to the first occupation of the dwellinghouse hereby approved, the grass mound as shown on plans submitted with LPA ref. 25/01131/DOC shall be reduced to a maximum height of 1.8m and thereafter shall not exceed this height or be enlarged in footprint without the prior written agreement of the Local Planning Authority.

Reason: In the interest in visual and neighbour amenity, to comply with Policies D1 and D3 of the Local Plan 2011-2031.

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. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 May 2026	