

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00775/FPH	External alterations involving change of colour of existing render and all existing window frames. Installation of EV point, satellite receiver and external air condition unit to main dwelling. Infill of existing garage door, side door and windows , formation of new doors and windows, cladding of garage in black stained timber, and installation of external air conditioning unit to facilitate conversion of garage into habitable accommodation. Change the existing 5-bar style driveway gates in front of the detached garage to close boarded panel gates.	35 High Street Pirton Hitchin Hertfordshire SG5 3PS

Submitted Plan Nos

V041_001B V041-101-A V041-102-F V041-103-D V041-104-A V041-105-B V041-106-A V041-107-B
V041-100-A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 Site History

- 2.1 09/02377/1HH - Two storey front and single storey side extensions. (As amended by drawings received 24/03/10.) – Conditional Permission
- 2.2 Various other applications.

3.0 Representations

- 3.1 **Neighbour Representations** – None received.
- 3.2 **Parish Council** – No Objection
- 3.3 **Environmental Health** – No Objection

4.0 Planning Considerations

- 4.1 **Site and Surroundings**

- 4.1.1 No. 35 comprises a detached two storey dwelling off High Street, Pirton. The site is within the Conservation Area and is adjacent to 2 No. Listed Buildings.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

- ☐ External alterations to dwelling comprising the change of colour of existing render and all existing window frames.
- ☐ Installation of EV charging point, satellite receiver and external air condition unit to dwelling.
- ☐ Infilling of existing garage door, side door and windows, the formation of new doors and window openings to allow for conversion.
- ☐ Cladding of garage in black stained timber.
- ☐ Installation of external air conditioning unit to facilitate conversion of garage into habitable accommodation.
- ☐ Change the existing 5-bar style driveway gates in front of the detached garage to close boarded panel gates.

4.3 **Key Issues**

- 4.3.1 Principle: Within settlement boundary, modest alterations to an existing dwelling. Complies with Policy SP2 of the Local Plan
- 4.3.2 Design: The proposed changes to the colour of the render and window and door frames is not considered to be harmful, and would continue to use traditional colours. The introduction of the EV charger and air conditioning unit together with the antenna are not significant changes to the dwelling, comprising common features for dwellings. They are predominantly obscured and do not harm the dwelling. The alterations to convert the garage would incorporate traditional materials of construction, and would retain the built form of the building. The garage is not considered to be harmed by the proposed alterations. I consider that the farm style gate present to the driveway appears out of place in this residential road, and therefore its replacement with a full height gate to replicate the existing fence line is not considered to appear out of place or be harmful. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 Impact on Heritage Assets and Surrounding Area: The works are considered to comprise traditional alterations to the dwelling, and would not significantly detract from the character and appearance of the dwelling, the Conservation Area and the setting of nearby Listed Buildings. There would not be significant departures from the existing character of the dwelling and its contributions to the local area. Complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.
- 4.3.4 Impact on neighbours: None. Would not project significantly beyond the existing rear elevation of the host dwelling, garage, and the neighbouring dwellings. Changes to the garage are unlikely to result in noise generation. The proposed EV charger and air conditioning unit have not been objected to by Environmental Health. Outlook would be similar to existing or be at ground floor level, and therefore privacy concerns are not considered to arise. The enlarged gate would cause visual impacts, however, its siting in relation to nearby dwellings it not considered to be harmful. Complies with Policy D3 of the Local Plan. No neighbour objections received.

4.3.5 Parking: No loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 BNG: Exempt from BNG requirements.

4.3.7 Climate change: Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

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 date of this permission.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 June 2025	