

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01979/S73	Variation of Condition Number(s): 2 (amend approved plans) D3_000, D3_010, D3_011, D3_012, D13_020, D3_021, D3_110 Rev A, D3_111 Rev A, D3_112 Rev A, D3_113, D3_120 Rev A, D3_121 Rev A of planning permission reference 22/02806/FPH granted on 15.12.2022 for Part two storey and part single storey rear extension, two storey side extension and single storey side extension. Roof extension to form gable end and insertion of rear dormer window to facilitate loft conversion to habitable accommodation. External cladding and rendering. Alterations to openings.	31 Priory Way Hitchin Hertfordshire SG4 9BJ

Submitted Plan Nos

D3_110_Rev A D3_111_Rev A D3_112_Rev A D3_113_Rev A D3_120_Rev A D3_121_Rev A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 Relevant Site History

- 2.1 22/02806/FPH - Part two storey and part single storey rear extension, two storey side extension and single storey side extension. Roof extension to form gable end and insertion of rear dormer window to facilitate loft conversion to habitable accommodation. External cladding and rendering. Alterations to openings – Approved 15/12/22.

3.0 Representations

- 3.1 None received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site comprises a two storey detached dwelling with a pitched roof. Ground levels slope up gently to the rear. Rear party boundaries are comprised of 1.8m high fences and higher vegetation and walls. The site is in a residential area of detached dwellings.

4.2 **Proposal**

- 4.2.1 This application seeks to vary Condition 2 (approved plans) of previous permission 22/02806/FPH in respect of alterations that have largely been carried out, by:
- ☐ Enlarging the width of the first floor of the two storey rear extension so that its east side wall meets the main east side wall of the dwelling, and a thinner fascia surround.
 - ☐ Re-siting the rear dormer further to the west, and altering its design and size including changing the external materials to hanging tiles.
 - ☐ Alterations to front openings, including changing a timber garage door to a metal door.
 - ☐ Alterations to east side elevation openings, including the removal of a first floor side window.
 - ☐ Alterations to west side elevation openings, including the inclusion of a new first floor side window, and a new rooflight into the side of the main roof.
 - ☐ Alterations to rear elevation openings and timber cladding.

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 alterations to the size of the first floor rear extension and the dormer are small and comparable to the original approval, and are acceptable in this respect. The altered dormer would be higher however it would be shorter in length than the originally approved dormer, with the sizes of each and their impacts being considered comparable. There are no objections to the hanging tiles for the dormer as they're of a similar appearance to the roof tiles of the main roof.

- 4.3.3 The alterations to openings and timber cladding are considered small-scale changes that are similar to the design of the original approval. The extended and altered dwelling would retain a more contemporary design and appearance like that of the original approval, and is considered acceptable. The design is acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Impacts on Neighbouring Properties:

- 4.3.4 The altered rear dormer will be of a similar siting to that originally approved, and does not harm amenity. The new side rooflight in the main roof will be high on the roof slope, will face towards the rear dormer which will block views from it, and serves a stairwell, and will not cause loss of privacy and amenity.
- 4.3.5 The altered first floor of the rear extension is of the same depth as originally approved but only slightly wider and set away from the side boundary, and as the nearest part of No. 33 is a detached garage with the main dwelling being further away, the amended first floor of the rear extension does not harm amenity.

4.3.6 The altered openings would largely be comparable in their impacts to those that were originally approved, with the removal of a first floor side window potentially benefitting the amenity of No. 33. It is considered that the remaining first floor east side window facing towards No. 33 should be required to be obscure glazed to be consistent with Condition 3 of the original permission.

4.3.7 The proposed west side elevation plan shows a new first floor side window facing towards No. 29. It does however appear that it was an error that it wasn't shown on the originally approved west elevation plan as such a window is shown on the proposed first floor plan. There was also an existing first floor side window in a similar location of a similar size, with the new window being of a more contemporary design. Views of openings of No. 29 are in addition restricted substantially by the roof of a detached garage and are also oblique and at a sufficient distance for loss of privacy and amenity not to be caused. 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 22/02806/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 first floor east side elevation window facing No. 33 Priory Way shall be obscure glazed and retained as such thereafter.

Reason: In the interests of privacy and amenity and in accordance with Local Plan Policy D3.

Biodiversity Net Gain

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. 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: 23 October 2024	