

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01473/S73	Variation of condition 2 (revised plans) of planning permission 22/01830/FPH granted 20.09.2022 for Erection of single storey rear extension with rooflights; installation of rear bay window and alteration of fenestration on South elevation. Replacement detached garage. (amended plans received 7 September 2022).	High Meadows Preston Road Gosmore Hitchin Hertfordshire SG4 7QS

Submitted Plan Nos

2205 01 2205 02 2205 03 Rev B 2205 05 2205 04 Rev B

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SP5	Countryside and Green Belt
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 24/00001/FPH - Erection of detached garage following demolition of existing garage. Ancillary landscape works (as amended by plans rec'd 22 March 2024). – Conditional Permission
- 2.2 22/01830/FPH - Erection of single story rear extension with rooflights; installation of rear bay window and alteration of fenestration on South elevation. Replacement detached garage. (amended plans received 7 September 2022). – Conditional Permission
- 2.3 22/00542/FPH - Single storey rear extension and amendment to windows to side elevation. Replacement of garage pitched roof with flat roof (as amended by plans received 5 April 2022). – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 Parish Council – No Representation

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached residential dwelling off Preston Road within the Green Belt.

4.2 **Proposal**

4.2.1 This application seeks to vary Condition 2 of the previous planning permission 22/01830/FPH granted 20.09.2022.

4.2.2 Condition 2 relates to the approved plans of the development. The following amendments are proposed:

1. Reduced depth.
2. Introduction of steps from rear door.
3. Alteration to roof form from a crown to a pitched roof.
4. Alteration to fenestration layout.
5. Omission of proposed bay window to rear.

Variation of condition 2 (revised plans) of planning permission 22/01830/FPH granted 20.09.2022 for Erection of single storey rear extension with rooflights; installation of rear bay window and alteration of fenestration on South elevation. Replacement detached garage. (amended plans received 7 September 2022).

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.

Principle of Development - Green Belt:

4.3.2 The previous determinations have concluded that the approved development is not cumulatively disproportionate the original dwelling in spatial terms. The proposed alterations to the scheme do not enlarge the footprint or significantly increase the built bulk of the building. Therefore, I do not consider that the works would be disproportionate to the original dwelling.

Design and Appearance:

4.3.3 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. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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.

4.3.4 The proposed alterations predominantly preserve the character and appearance of the dwelling and would not result in additions that detract from the host dwelling. The omission of the bay, whilst acknowledged, is not considered to be a harmful change to the approved scheme. Materials of construction would continue to be sympathetic to the host dwelling. Alterations to fenestration would vary their opening sizes and layout,

however, this would predominantly be to the rear and sides of the dwelling, and would not harm the appearance of the street scene. Changes to the front porch would enlarge its roof form and introduce a pitch. This is a welcomed alteration compared to the flat roofed porch previously approved.

- 4.3.5 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:

- 4.3.6 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.
- 4.3.7 The proposed development is unlikely to contribute harm by reason of a loss of light or from dominance due to the proposed alterations predominantly reducing the built bulk of the dwelling. Outlook from the dwelling would be altered, however, this would predominantly match the existing outlook and is therefore unlikely to significantly detract from the privacy levels afforded to neighbouring properties. The proposed stair layout to the rear of the dwelling would result in an enlarged area of stairs, however, given its position within the site in relation to neighbouring boundaries, I do not consider that this would allow for overlooking into neighbouring curtilages. No neighbour objections were received.
- 4.3.8 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.

Biodiversity Net Gain:

- 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.

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 22/01830/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 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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

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.

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. 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 August 2024	