

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00455/FPH	Two storey rear extension including first floor Juliet balcony and alterations to fenestration including insertion of first floor side window following removal of existing single storey element (renewal of planning permission 21/01596/FPH granted on 11/08/2021).	19 Periwinkle Lane Hitchin Hertfordshire SG5 1TY

Submitted Plan Nos

SHA/17/01 SHA/17/02C

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

Notes:

- Representations - no objections have been received to this application.
- Relevant planning history:
 - 21/01596/FPH - Two storey rear extension (renewal of planning permission 17/01884/1HH granted on 19.09.2017) following demolition of existing single storey rear element. CP 11/08/2021.
 - 17/01884/1HH- Two storey rear extension. CP 19/09/2017.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2 storey detached dwelling on the corner of Periwinkle Lane and Water Lane.
 - Brick and tile construction.
 - Previously extended.
- Surrounding area - the surrounding area is largely residential with some variety in the appearance of the streetscene and materials used.
- Proposal – consent is sought for:
 - *“Two storey rear extension including first floor Juliet balcony and alterations to fenestration including insertion of first floor side window following removal of existing single storey element (renewal of planning permission 21/01596/FPH granted on 11/08/2021).”*
 - Proposed materials to match existing.
- Key considerations – the application seeks renewal of previously approved consent 21/01596/FPH. The proposed development is externally identical to that previously approved.
 - It is considered that there are no new material planning considerations that would alter the acceptability of the previously approved scheme.
 - The current application to renew the 2021 consent is therefore acceptable subject to conditions.

- Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- Recommendation - Grant conditional permission.

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.

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.

4. The side facing windows at first floor facing towards no 18 serving the bathroom and en suite of the development hereby permitted shall be permanently glazed with obscure glass and non opening below 1.7m above finished floor level.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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	Development Management
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 Shaun Greaves Determining Officer	North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 April 2026	