

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01486/S73A	Variation of Condition 2 (roof height) of planning permission reference 24/01969/FPH granted on 07.11.2024 for Single storey side/rear extension following demolition of existing rear element.	28 Periwinkle Lane Hitchin Hertfordshire SG5 1TZ

Submitted Plan Nos

24-RA-001B PL

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

- 2.1 24/01969/FPH - Single storey side/rear extension following demolition of existing rear element.

Conditional Permission

3.0 **Representations**

- 3.1 **Site and Neighbour Consultation** – A response has been received from no.27 Periwinkle Lane with concerns over the roof height increase from the original planning permission ref no. 24/01969/FPH and the introduction of a flue.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The property is a mid-terrace dwelling located on the eastern side of Periwinkle Lane, Hitchin. The property has a small front garden and a long, thin rear garden. There are a range of rear extensions and outbuildings along the road.

4.2 **Proposal**

- 4.2.1 Variation of condition 2 (revised plans) of planning permission 24/02725/FPH granted 05.12.2024 for Single storey front and side extensions following demolition of existing front and side element.

4.2.2 The proposed changes from the original plans are an increase in roof height and change in roof form.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses 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.

4.3.3 The existing side/rear extension measures a maximum of 3.9m in width, 6.0m in depth, and has a slight pitched roof with a maximum height of 3.1m. The existing extension has guttering which extends passed the shared boundary line with 29 Periwinkle Lane; however, certificate B was issued. The external materials used are facing brick for the walls, single ply membrane roof and uPVC doors.

4.3.4 In my view, the development is still of a proportionate scale and is sympathetic to the existing dwelling and is to the rear so does not result in any visual harm to the street scene or impact its character and appearance. As such, the development complies with Policy D1 and D2 of the NHLP.

Impact on Neighbouring Properties:

4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

4.3.6 Regarding no.29 Periwinkle way, the development is not considered to cause such harm in terms of loss of privacy, shading or dominance as to be objectionable for the same reasons listed in the original report for 24/01969/FPH, to which this application relates.

4.3.7 Concerns have been raised from no.27 Periwinkle Road regarding the height increase from the original plans from 24/01969/FPH and the introduction of a flue; however, the new height of 3.1m is not considered to cause any more material harm than the originally granted permission of 2.8m and the flue would likely constitute permitted

development. Therefore, it is not considered that the development causes such harm in terms of loss of privacy, shading or dominance as to be objectionable.

- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The development does not include an increase in the number of bedrooms; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.10 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.11 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The development is considered acceptable and in accordance Policies D1, D2, D3, T2 and of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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 permission 24/01969/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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 July 2025	