

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03130/S73	Variation of condition 2 (revised plans) 25/01854/S73 granted 01.09.2025 for variation of condition (revised plans) of planning permission 24/02864/FP granted 09/05/2025 for erection of one self-build detached 4-bedroom dwelling following demolition of existing bungalow. Erection of boundary wall and fence.	36 Brampton Park Road Hitchin Hertfordshire SG5 1XF

Submitted Plan Nos

200 24 100 C 200 24 101 200 24 102 C 200 24 103 C 200 24 104 C

1.0 Policies

1.0 Relevant History

- 1.1 05/00567/1: Two storey side extensions and raising of roof of existing bungalow to form pair of 2 three bedroom semi-detached bungalows with 4 parking spaces. Approved 26/6/05. Not implemented

11/01661/1: Extension of existing bungalow to create one additional dwelling, insertion of front dormer windows to facilitate accommodation at first floor level. Provision of ancillary car parking and alterations to existing access. Approved 21/11/11. Not implemented.

14/02628/1HH: Detached garage with first floor accommodation (as amended by plan no. 1317/3A). Approved 5/12/14. Not implemented as yet.

15/00363/1: Replacement detached 4-bedroom chalet bungalow following demolition of existing (as amended by plan no. 1317/2B received 26/2/15). Granted 21/04/2015 but not implemented

24/02864/FP: Erection of one self-build detached 4-bedroom dwelling following demolition of existing bungalow. Erection of boundary wall & fence (as amended by plan nos. 100A, 102A, 103A & 104A received 2/4/2025). Granted

25/01854/S73: Variation of condition (revised plans) of planning permission 24/02864/FP granted 09/05/2025 for erection of one self-build detached 4-bedroom dwelling following demolition of existing bungalow. Erection of boundary wall and fence. Granted 1.09.2025

2.0 Policies

- 2.1 National Planning Policy Framework (2024) :

Section 5: Delivering a sufficient supply of homes
Section 12: Achieving well-designed places

- 2.2 North Hertfordshire Local Plan 2011- 2031

- ☐ Policy SP2
- ☐ Policy SP9
- ☐ Policy D1
- ☐ Policy D2
- ☐ Policy D3
- ☐ Policy T2
- ☐ Policy NE4

3.0 Representations

- 3.1 Hertfordshire Highways: No objections .

- 3.2 NHDC Environmental Health: No objections

3.2 Site Notice/Adjoining occupiers: Comment from No. 48 Old Hale Way – supports the application.

4.0 **Planning Considerations**

4.1 **Site & Surroundings**

4.1.1 No. 36 is a detached bungalow sited at the junction of Old Hale Way and Brampton Park Road. The main aspect of the dwelling is onto Brampton Park Road.

4.2 **Proposal**

4.2.1 This application seeks to vary a previous permission (ref: 25/01854/S73. In detail the proposal is to demolish the existing bungalow and to construct a detached two storey house . The replacement dwelling would be partly sited on the footprint of the existing dwelling with the new dwelling extending 9.5m to the north west so that it would be level with the building line set by No. 48 Old Hale Way.

The dwelling would be 20 metres in length . The dwelling would have a maximum ridge height of 7.0 m above ground level with an eaves height of 5.00m. The roof would be gabled at both ends with a large gable feature facing Brampton Park Road. Several obscure galzed windows are proposed in the north east facing elevation facing towards No. 48 Old Hale Way.

The first floor roof accommodation would contain 4 bedrooms and 3 bathrooms. At ground floor level the accommodation would comprise a kitchen, living and dining rooms.

External materials would include red clay tiles for the roof, facing brickwork and UPVC windows.

Replacement dwellings have been previously granted permission on this site (see history above).

The main differences between the recently approved scheme (under ref: 25/01854/S73) and the current proposal are as follows:

- ☐ Increase in eaves height by 1 metre. Reduction in roof pitch
- ☐ Wider gable feature on the west facing elevation
- ☐ Larger front porch in terms of width and projection
- ☐ Seven windows on the north east facing elevation rather than 10 rooflights as previously proposed

4.3 **Key Issues**

- 4.3.1 The main issue is whether the full two storey design including additional eaves height, shallower roof pitch, larger porch and gable would be acceptable in planning terms. Taking each new element in turn I set out my views below:

Two storey design including increase in eaves height

The increase of eaves at 1 metre would make a significant material difference over the approved scheme and would lead to a prominent form of development at this highly visible corner location of the junction between Brampton Park Road and Old Hale Way.

Whilst there are two storey dwellings on the opposite side of Old Hale Way and nearby at this junction development is largely restricted to lower height dwellings with lower eaves height. The house to the north east (No. 48 Old Hale Way) is of a chalet bungalow design as is the recently extended dwelling at 35 Brampton Park Road. The two storey design would be out of keeping with the immediate context and form of development.

The scale of the dwelling would be exacerbated by its significant length and width and limited remaining open space around the dwelling.

The raising of the eaves would also produce a rather bland and box like design with a proliferation of standard sized windows and large expanses of brickwork. The design of the dwelling lacks any distinctive features and character failing to provide any visual attractiveness or add to the overall quality of the area.

Accordingly it is considered that the two storey design and appearance of the dwelling would not respond positively to the site's local context contrary to Policy SP9 and Policy D1 of the Local Plan and contrary to the advice in Section 12 of the National Planning Policy Framework.

Shallower roof pitch and increase in width of front gable feature

The increase in width of the front gable would be a noticeable difference over the approved scheme. This feature at over 6 metres in width with a significant proportion of brick material would form an obtrusive and incongruous feature in the street scene.

Furthermore the reduction in roof pitch to the main roof and gable would provide for a and a lower roof pitch and poorer overall appearance and quality to the scheme.

Front entrance porch

The front porch would be wider and project further outwards to the point where it is almost touching the front boundary fence. Its size and proximity to the front boundary would have an overbearing and incongruous effect on the street scene contrary to the provisions of Policy SP9 and Policy D1 of the Local Plan.

Fenestration

The provision of a number of regular sized windows across all elevations would result in a poorer appearance to the dwelling.

Impact on Neighbours

The change to a full two storey height is likely to result in additional bulk and massing to the building which projects considerably beyond the rear elevation of No. 48 Old Hale Way. Although obscure glazed, the windows at first floor along the rear elevation facing No. 48 Old Hale Way are likely to give rise to the perception of overlooking and loss of privacy to the occupiers of that property and a consequent diminishment of their residential amenity.

It is considered that the proposal development would therefore result in an unneighbourly form of development by reason of its overbearing impact and potential for loss of privacy contrary to the provisions of Policy D3 of the Local Plan.

Highway issues

No highway issues have been identified and the Highway Authority do not object to the scheme.

4.3.2 Climate change

The scale of the development it is unlikely that there will be any significant impact on local climate change.

4.4 **Conclusion**

- 4.4.1 It is considered that the proposed development would, by reason of its two storey design and appearance of the dwelling would not respond positively to the site's local context or add to the overall quality of the area contrary to Policy SP9 and Policy D1 of the Local Plan and contrary to the advice in Section 12 of the National Planning Policy Framework. Furthermore, the development is likely to have an adverse impact on the living conditions of a neighbouring property contrary to Policy D3 of the Local Plan.

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reasons:

1. The proposed development would, by reason of its two storey design and appearance. the dwelling would not respond positively to the site's local context or add to the overall quality of the area contrary to Policy SP9 and Policy D1 of the Local Plan and contrary to the advice in Section 12 of the National Planning Policy Framework. Furthermore, the development is likely to have an adverse impact on the living conditions of a neighbouring property contrary to Policy D3 of the Local Plan

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 11 February 2026	