

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00684/S73	Variation of condition 2 (revised plans) of planning permission 24/02733/FPH granted for single storey rear extension and alterations to existing fenestration following demolition of existing rear extensions.	The Cottage Roxley Court Road Willian Letchworth Garden City Hertfordshire SG6 2AJ

Submitted Plan Nos

Location Plan L02-Rev-B

1.0 Policies

SP5	Countryside and Green Belt
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land

2.0 **Site History**

- 2.1 24/02733/FPH - Single storey rear extension and alterations to existing fenestration following demolition of existing rear extensions. – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Heritage Foundation** – No Representation.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached dwelling off Roxley Court Road, Willian. The site is brushed over by the Green Belt.

4.2 **Proposal**

- 4.2.1 This application seeks to vary Condition 2 of the previous planning permission 24/02733/FPH granted 22 January 2025.
- 4.2.2 Condition 2 relates to the approved plans of the development. This application form indicates that the following amendments are proposed:

“To adjust the fenestration detailing to client preference

To suit the revised drawing number for the new proposed drawing”

4.3 **Key Issues**

- 4.3.1 The principle of the development has been established given the extant planning permission. The alterations do not enlarge the dwelling significantly, and therefore, I do not consider that the cumulative scale of the approved and proposed alterations to be disproportionate. Relevant material considerations relating to the current application are design and impact to neighbour amenity.

Design and Appearance and Impact to Conservation Area:

- 4.3.2 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.
- 4.3.3 The proposal predominantly retains the character and appearance of the approved extensions. Some reduction in fenestration is proposed, with its replacement with an enlarged area of brickwork and new French doors instead of large windows and a large dual door to the south-east elevation. Lintels above the windows and door openings are also proposed, to match the appearance of those present to the dwelling. Generally, the works would be sympathetic to existing, and would not detract from the building or the surrounding area. The amendments are considered to be acceptable.
- 4.3.4 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:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable 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.

4.3.6 The proposed amendments would not result in significant alterations to the approved scheme, or host dwelling. The built bulk is not proposed to be enlarged, and therefore, I do not consider that the amendments would detract from the light levels of neighbouring occupiers, or give rise to dominance. Some change in outlook would result from the development, though I consider that this would be comparatively reduced, and therefore consider that there not be unacceptable losses of privacy for neighbouring occupiers. No neighbour objections were received.

4.3.7 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.

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 permission 24/02733/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.

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. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 May 2025	