

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00331/S73	Variation of condition 2 (revised plans) of planning permission 22/01273/FPH granted 28/09/2022	216 Cambridge Road Hitchin Hertfordshire SG4 0JW

Submitted Plan Nos

20029-001 22029 - 010D 22029 - 011A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Relevant Site History**

- 2.1 24/02166/NMA - Inclusion of external air-source heat pump on rear elevation of garden room/gym (as Non-Material Amendment to planning permission 22/01273/FPH granted 28.09.2022) – Approved 17/10/24.
- 2.2 22/01273/FPH - Part two storey and part single storey rear extension, two storey side extension and single storey front/side extension following demolition of existing detached garage. Roof extension to form gable end and insertion of rear dormer window to facilitate loft conversion. Erection of detached gym/storage outbuilding (as amended by plans received 19/08/22 and 22/08/22) – Approved 28/09/22.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey semi-detached dwelling with a pitched roof, in a residential area of semi-detached dwellings.

4.2 **Proposal**

- 4.2.1 This application seeks to vary Condition 2 (approved plans) of previous permission 22/01273/FPH, by:

- Altering front, rear and side openings and detailing of the extensions to the dwelling.
- Increasing the depth and size of the front extension, which would now have an enclosed porch.
- Changing the external materials of the rear dormer from timber cladding to composite cladding (retaining the originally approved light brown colour).
- Altered, new and omitted openings to the outbuilding (the amended outbuilding also shows a new heat pump, however this was approved under 24/02166/NMA).

4.3 **Key Issues**

- 4.3.1 The key material considerations relating to the proposed amendments are design, neighbour amenity, and parking.

Design

- 4.3.2 The most significant of the proposed amendments is the increased depth and size of the single storey front extension. The depth is proposed to increase from the 0.5m that was approved to 1.5m. This larger extension is still however considered to be small in relation to the host dwelling and would have a design in keeping with its character and appearance. The depth and size of the larger front extension is not considered harmful to the street scene as it will be set back from the highway, and of a similar depth to single storey front projections to Nos. 218 and 220 nearby.
- 4.3.3 The other proposed alterations are more minor individually and cumulatively, would have similar appearances and impacts to the originally approved works, and are considered in keeping with the character and appearance of the dwelling and the street scene. The design is therefore acceptable. The proposal complies with Policies D1, D2 and SP9 of the Local Plan, and Section 12 of the NPPF.

Impacts on Neighbouring Properties:

- 4.3.4 The proposed enlargement of the front extension would be the most noticeable alteration to neighbours, however it's not considered that it would harm amenity as it will remain a small extension, it will be set away from attached neighbour No. 218, and it will not affect other neighbour No. 214 as the closest part of that dwelling is a garage.
- 4.3.5 The altered dormer materials and the front and rear fenestration will result in similar neighbour impacts to those originally approved, and are acceptable. The proposed altered side openings facing No. 214 will have lesser impacts than those originally approved as one second floor opening will be removed, and a new ground floor high level window will be smaller and higher than previously approved glass blocks. First floor side windows facing No. 214 will be required by condition to be obscure glazed as per the original permission.
- 4.3.6 The altered openings to the front of the outbuilding will have similar impacts to those first approved and will not be harmful. A high level side window of the outbuilding will be removed, which will not cause harm. A new rear window is proposed in the outbuilding, however this is not considered harmful as it will high level, small, and any potential views would be obscured by a fence and shed behind, therefore this will not be harmful.

Impacts on amenity are therefore acceptable, and the proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.7 The larger front extension will extend over more of the driveway than the original extension. Two parking spaces will remain within the site, which complies with minimum standards and parking provision is acceptable. The proposal complies with Policy T2 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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 22/01273/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.

3. The garden room outbuilding shall be used for purposes incidental to dwelling No. 216 Cambridge Road.

Reason: In the interests of amenity. To comply with Policy D3 of the Local Plan.

4. The first floor south-west elevation side windows facing towards No. 214 Cambridge Road shall be obscure glazed.

Reason: In the interests of privacy and amenity. To comply with Policy D3 of the Local Plan.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 May 2025	