

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01651/S73	Variation of condition 2 (revised plans) of planning permission 24/00653/FPH granted 30.04.2024 for Insertion of rear box dormer window and two front roof lights to facilitate loft conversion. Alterations to garage to facilitate partial garage conversion into home office and store.	65 Periwinkle Lane Hitchin Hertfordshire SG5 1TZ

Submitted Plan Nos

L-01 Location and Existing Plans L-02-Rev A - Proposed Elevations Sections and Floor Plans

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

2.0 **Site History**

2.1 24/00653/FPH: Insertion of rear box dormer window and two front roof lights to facilitate loft conversion. Alterations to garage to facilitate partial garage conversion into home office and store. Granted

3.0 **Representations**

3.1 Site Notice / Adjoining occupiers: No responses received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Semi-detached two storey house on north side of Periwinkle Lane.

4.2 **Proposal**

4.2.1 Variation of condition 2 (revised plans) of planning permission 24/00653/FPH granted 30.04.2024 for Insertion of rear box dormer window and two front roof lights to facilitate loft conversion. Alterations to garage to facilitate partial garage conversion into home office and store.

The only change is the variation of external material on the rear dormer on the main dwelling from tile hanging to Marley cedar cladding (grey)

4.3 **Key Issues**

4.3.1 Design: Acceptable – There are many examples of large dormers in the vicinity of the site and therefore the proposed dormer is in context with the area. Complies with Policies SP9, D1 and D2 of the Local Plan. The revised external material is acceptable on this rear elevation as there are examples of similar cladding used in the area and the elevation is not widely seen from the public realm.

- 4.3.2 Impact on neighbours – Acceptable – complies with Policy D3 of the Local Plan. A condition is attached to ensure the garage conversion space remains ancillary to the main house.
- 4.3.3 Parking – Acceptable – parking provision includes 1 garage space and two spaces in front so 3 in all. Complies with parking SPD and Appendix 4 of the Local Plan
- 4.3.4 Climate change – Acceptable – a small scale development that would have no impact on local climate change. Complies with Policy D1 and Section 14 of the NPPF.

4.4 **Conclusion**
Acceptable in planning terms.

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 date of the original planning permission ref: 24/00653/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 home office hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 65 Periwinkle Lane, Hitchin

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 20 August 2025	