

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01857/FPH	Ground floor rear infill extension, first floor rear extension and enlargement of existing rear dormer window	30 Turnpike Lane Ickleford Hitchin Hertfordshire SG5 3XB

Submitted Plan Nos

101 201 202 301 Rev B 302 Rev B

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 **Site History**

- 2.1 05/01831/1HH - First floor rear extension (as variation to planning application no. 05/00790/1HH granted 01 August 2005). – Conditional Permission
- 2.2 05/00790/1HH - First floor rear extension (as amended by location plan received 06.07.05 and drawing No.JDM\0105\2A received 21.07.05) – Conditional Permission
- 2.3 87/01432/1 - Erection of single storey and dormer front and rear extensions – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Representations** – None received.
- 3.2 **Parish Council** – No representation received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 30 comprises a residential dwelling off Turnpike Lane, Ickleford.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Ground floor rear infill extension, first floor rear extension and enlargement of existing rear dormer window

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary of Ickleford, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan 2011-2031.

4.3.2 **Design:** The proposed built form and materials would be similar to the existing, minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The works are to the rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. It is therefore considered that there would be no impact to street scene. Broadly, the design would comply with policies D1 of the Local Plan, and Policy SD3 of the Ickleford Neighbourhood Plan.

4.3.4 **Impact on neighbours:** None. Would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would broadly be similar to existing. It is noted that two first floor side windows would look out onto the flank elevation and roof slope of No. 29, a neighbour that benefits from a rooflight to this roof slope. Given the height of the rooflight, and its angle, I do not consider that these windows would allow for unacceptable overlooking. Therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan. No neighbour objections were received.

4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 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 this permission.

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: 3 September 2025	