

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01174/S73	Variation of condition 2 (addition of rear elevation rooflight) of planning permission 24/02739/FPH granted on 04/02/2025 for Erection of front porch, single storey rear extension with balcony to first floor and two storey side extension following demolition of existing front porch and existing rear conservatory (as a variation of planning permission 22/01737/FPH granted 16.08.2022).	16 Westmill Lane Ickleford Hitchin Hertfordshire SG5 3RN

Submitted Plan Nos

25052 - 010

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 24/02739/FPH - Erection of front porch, single storey rear extension with balcony to first floor and two storey side extension following demolition of existing front porch and existing rear conservatory (as a variation of planning permission 22/01737/FPH granted 16.08.2022) – Approved 4/2/25.
- 2.2 22/01737/FPH - Erection of front porch, single storey rear extension with balcony to first floor and two storey side extension following demolition of existing front porch and existing rear conservatory. Provision of vehicular access to property via dropped kerb and vehicle crossover with access off Westmill Lane (variation of planning permission 21/02683/FPH granted 16.12.2021) – Approved 16/08/22.

- 2.3 21/02683/FPH - Erection of front porch, single storey rear extension with balcony to first floor and two storey side extension following demolition of existing front porch and existing rear conservatory. Provision of vehicular access to property via dropped kerb and vehicle crossover with access off Westmill Lane – Approved 16/12/21.

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 on the west edge of Ickleford.

4.2 **Proposal**

- 4.2.1 This application seeks to vary Condition 2 (approved plans) of previous permission 24/02739/FPH, by:
- ☐ Adding a roof light to the single storey rear extension.

4.3 **Key Issues**

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

Design

- 4.3.2 The new rooflight would be a small addition to the rear extension, and would be of a size and design in keeping with its character and appearance and of the host dwelling. Due to its small size and rear location, impacts on the wider locality will be limited and acceptable. The design is therefore acceptable. The proposal complies with Policies D1 and SP9 of the Local Plan, and Section 12 of the NPPF.

Impacts on Neighbouring Properties:

- 4.3.3 The proposed new rooflight would be small and sited away from the attached neighbouring dwelling and all other dwellings, and will not harm amenity. Impacts on amenity are therefore acceptable, and the proposal complies with Policy D3 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 24/02739/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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. The 1.8m high privacy screen (adjacent to the party boundary with No. 14 Westmill Lane) to the approved balcony shall be obscure glazed or a solid screen, and shall be erected prior to the first use/occupation of the balcony. The privacy screen shall subsequently not be removed, altered or lowered without planning permission being granted.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 June 2025	