

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02665/S73	Variation of condition 2 and 3 of planning permission 25/00946/FPH granted 02.06.2025 for single storey front and side extension and part single storey, part two storey rear extension.	7 Kingsdown Hitchin Hertfordshire SG4 9QP

Submitted Plan Nos

KING-10-001 KINGS-20-003 KINGS-20-004 KINGS-20-005 KINGS-20-006- Approved -KING-10-024-
Mode Approved- KING-10-025-Model Approved -KING-10-026- Approved-KING-10-027

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 25/00946/FPH - Single storey front and side extension and part single storey, part two storey rear extension. – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation –**

2x Representation from No. 5 Kingsdown:

23 November – Raises concerns regarding construction methods. Requests that no development project over the boundary. Advises that the drainage from the gutter must not rely on their gutter or drainage. Asks for surface material be returned to previous state and asks for re-instatement of boundary fence.

24 November – Objects to drainage of water into their boundary. Asks for all development to be constrained to their own land.

28 November – Advises communication from applicant that all water is to be drained within their own plot.

1x Representation from Construction manager. Provides confirmation that all rainwater is to be discharged within the applicant's land. No overhang will be required, and no damage of No. 5 will happen. Provides clarification that points raised by No. 5 will be accepted.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two storey dwelling on Kingsdown, Hitchin.

4.2 **Proposal**

4.2.1 This application seeks to vary Conditions 2 and 3 of the previous planning permission 25/00946/FPH granted 02.06.2025.

4.2.2 Condition 2 relates to the approved plans of the development. This application form indicates that the following amendments are proposed:

1. Creation of a parapet detail to ensure no gutter overhang would occur.

Condition 3 relates to obscure glazing.

4.3 **Key Issues**

4.3.1 The principle of the development has been established given the extant planning permission. Relevant material considerations relating to the current application are design and impact to neighbour amenity.

Design and Appearance:

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 proposed amendment seeks to alter the roof form of the side extension, creating a parapet roof with a concealed gutter to ensure there is no overhang or water runoff into the boundary of No. 5 Kingsdown, the neighbouring dwelling. Broadly, the character and appearance of the extension(s) would be retained, and the introduction of the parapet would retain the character and appearance of these extensions and their relationship to the main house. Given the similarity, I do not consider that the design amendments would be unacceptable.

- 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 to 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 changes to create the parapet would result in a change in the built bulk of the development, notably directly on the boundary shared with No. 5. I do not consider that these changes would be significant, or objectionable owing to their modest scale. Their bulk, and associated shadowing and dominance are not considered to be significant. It is noted that the neighbour representations did not rest on matters of amenity such as these, and therefore, it is considered that any impacts from this are acceptable. There does not appear to be a change to side windows, and therefore, following consultation with the agent, Condition 3 can remain unaltered.
- 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 application 25/00946/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 windows at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass and non-openable unless 1.7m above the finished floor level of the room that they serve unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

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: 18 December 2025	