

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00058/S73	Variation of condition 2 (revised plans) of planning permission 22/02493/FP granted 04.01.2023 for erection of three detached 3-bed dwellings with associated change of use of land at the west of the site to residential, one detached double garage, parking and landscaping following demolition of existing detached dwelling (as amended by drawing 3753 02J received 24/02/2026)	Site Of Former 7 St Marys Rise Breachwood Green Hertfordshire SG4 8PN

Submitted Plan Nos

3753 01A 3753 02J 3753 03D - Plot 1 3753 04C - Plot 2 3753 05E - Plot 3

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
D4	Air quality

HS3	Housing mix
NE2	Landscape
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places
SECN15	Conserve + enhance natural environment
SECN9	Promoting sustainable transport
SP9	Design and Sustainability
T1	Assessment of transport matters

2.0 Relevant site history

2.1 22/02493/FP: Erection of three detached 3-bed dwellings with associated change of use of land at the west of the site to residential, one detached double garage, parking and landscaping following demolition of existing detached dwelling (as amended by drawing 3753 02J received 24/02/2026). Granted

3.0 Representations

3.1 Neighbours – Occupier of No. 2 St Marys Rise states:

I found in the deeds to my property (2, St Marys Rise) that the roof line of any subsequent development should comply with the roof line of established properties in St Marys Rise. I believe that the Variation of condition 2 involves an estimated adjustment to the roof height of the Properties involved on the former site of 7 St Marys Rise. I have to say that the roof height of all 3 properties is already established. a reply from North Herts Planning would appreciated

3.3 Environmental Health Noise – No objections.

3.4 Herts CC Area Highways – Does not wish to restrict the grant of permission.

3.5 Environmental Health Air Quality – No objection.

3.6 Environmental Health Land Contamination – No objection.

3.7 NHDC Ecologist: *'No ecological information has been provided with the application to vary condition 2 (revised plans) of planning permission 22/02493/FP as such I have no comments to make'*

3.8 Waste Services – Unable to approve the application.

Please see below the conditions of which have not been met in relation to planning application:

- Waste Collection point information not provided.
- Crew pull distances exceeding 10m from collection point.
- Roads- all roads be built to adoptable standards has not been met.
- Roads of which will not be built to adoptable standards- The requirement to have designated bin collection points that are on or next to roads built to adoptable standards has not been met.
- Access routes- both wide and high enough to accommodate all collection vehicles has not been met.
- Sufficient clear space around the vehicle- to allow efficient operation has not been met.
- The collection vehicles being able to turn around in the development or reverse in line with the guidance- Has not been met.
- Vehicle tracking documents- where these are to be designed and submitted which detail the vehicle journey, crew pulling distances, vehicle reverses, collection points, bin store locations, parking, road dimensions and street furniture, has not been done or does not meet the requirements.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site comprises a detached bungalow with a pitched roof, and a strip of land to the rear that was separate from the curtilage of No. 7 and appeared to have been used for storage in association with a construction site to the north, however both parts of the site are joined after a separating fence has been removed. Mature and maturing trees are on or near the south and west boundaries of the site.

4.1.2 The site is in a cul-de-sac of similar detached bungalows as No. 7, and the locality has a residential character. The site is in the settlement boundary of Breachwood Green.

4.1.3 The development permitted under planning permission ref: 22/02493/FP has commenced.

4.2 Proposal

4.2.1 Variation of condition 2 (revised plans) of planning permission 22/02493/FP granted 04.01.2023 for erection of three detached 3-bed dwellings with associated change of use of land at the west of the site to residential, one detached double garage, parking and landscaping following demolition of existing detached dwelling (as amended by drawing 3753 02J received 24/02/2026) Site Of Former 7, St Marys Rise, Breachwood Green, Hertfordshire, SG4 8PN

4.2.2 The application proposes the following amendments:

- ☐ Additional parking spaces to plots 1 and 2
- ☐ Rear flat roofed dormer to plots 2 and 3
- ☐ Increase in finished floor levels between 250 – 400mm (plots 1 & 2)
- ☐ Plot 2 – increase in width by 2 metres to north west
- ☐ Plot 3 – increase in width by 2 metres towards north east
- ☐ Single storey flat roofed extension to plot 3

4.3 Key Issues

4.3.1 The key material considerations are whether the proposed alterations are acceptable as material amendments to the original scheme. I address each change in more detail below:

Additional parking spaces

4.3.2 The Highway Authority had queried the impact of one of the new spaces (Plot 3) on the vehicle tracking for delivery / refuse vehicles. This has now been resolved with an amended plan pushing the parking space back clear of the access road.

4.3.3 The provision of the three parking spaces will reduce some soft landscaping area but in terms of the overall scheme this would be minimal. Visually the introduction of new spaces would have little if any additional visual impact from outside the site.

4.4.3 In view of the above this element is considered acceptable.

4.4.5 Flat roofed dormers (2 no.)

4.4.6 Each flat roofed dormer is set within the rear roofspace down from the ridge and up from the eaves. They are also well away from the edge of the gable roof to each unit. The dormers will not be seen from the main road (St. Marys Rise). There would be no impact on neighbouring property as they face onto open fields at the rear of the site.

In effect the dormers are considered to be modest additions to the roofspace that would not materially affect the external appearance of the development overall. Permitted development rights have been withdrawn so any other roof alterations would require further consent.

4.4.7 In view of the above this element is considered acceptable.

4.4.8 Increase in finished floor levels between 250 – 400mm (plots 1 & 2)

4.4.9 This alteration is entirely internal and has no external impact on the appearance of the development. Considered acceptable.

4.4.10 Plot 2 – increase in width by 2 metres to north west

4.4.11 This change extends the side of Plot 2 by 2 metres including roof. It reduces the gap between the house and a side boundary but a gap remains of around 2.0 metres minimum. The increase in width will not be perceptible from outside of the site. No additional bedrooms are proposed. Considered acceptable.

4.4.12 Plot 3 – increase in width by 2 metres to north west

4.4.13 This change extends the side of Plot 3 by 2 metres including roof. It reduces the gap between the house and a double garage but a gap remains of around 1.5 metres. The increase in width will not be perceptible from outside of the site . No additional bedrooms are proposed. Considered acceptable.

4.4.14 Single storey flat roofed extension to plot 3

4.4.15 This addition to plot 3 is located at the rear where it will have little if any impact on the overall appearance of the development as viewed from the access road and adjoining properties. Does not significantly increase the overall bulk and massing of Plot 3. Considered acceptable.

4.4 **Conclusion**

4.4.1 Collectively the proposed changes do not have a significantly impact on the overall appearance of the development or materially affect the amenity of neighbours. There are no highway implications.

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: 22/02493/FP).

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 development shall be carried out in accordance with the materials approved under approval of details application ref: 24/01296/DOC.

Reason: Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

4. Prior to occupation, the proposed 3 new dwellings shall each incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

5. The development hereby permitted shall be carried out in accordance with the land contamination details approved under the approval of details application ref: 24/01320/DOC.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

7. The use of the garages hereby permitted shall remain at all times incidental to the enjoyment of the dwellinghouses to which they relate, and shall not be wholly or partially converted or altered in ways that would preclude their ability to house cars or reduce their internal space.

Reason: To maintain the level of parking provision in the site.

8. The development hereby permitted shall be carried out in accordance with the Construction Management Plan details approved under details of condition application ref: 24/01322/DOC.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

9. The development hereby approved shall be carried out in accordance with the landscaping details approved under details of permission application ref: 24/02091/DOC.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

10. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

11. The development hereby permitted shall be carried out in accordance with the landscape and ecological a management plan approved under details of permission ref: 24/01323/DOC.

Reason: In the interests of ecology

12. The development shall be completed in accordance with the measures set out in the Ecological Assessment (dated September 2022).

Reason: To provide appropriate ecological protection and enhancements.

13. The development shall be completed in accordance with the measures set out in the Arboricultural Impact Assessment (dated 6 September 2022).

Reason: To provide appropriate ecological protection and enhancements.

14. The first floor north-east side elevation window of the Plot 3 dwelling facing towards No. 8 St Mary's Rise shall be obscure glazed.

Reason: In the interests of privacy and amenity

15. The first floor south-west side elevation window of the Plot 1 dwelling facing towards No. 6 St Mary's Rise shall be obscure glazed.

Reason: In the interests of privacy and amenity.

16. Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to

trees.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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

Informative/s:

1. During the construction phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no work at any time.

2. EV Charging Point Specification:

A charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments)

- o A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.

- o The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).

- o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.

- o A list of authorised installers (for the Government's Electric Vehicle Homecharge Scheme) can be found at

<https://www.gov.uk/government/organisations/office-for-low-emission-vehicles>

- o UK Government is intending to issue legislation in 2021 to require domestic EV charge points to be smart, thus we recommend that all charge points will be capable of smart charging, as detailed in UK Gov consultation response.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 March 2026	