

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02822/FPH	Single storey rear extension, single storey front extension with open porch. Two storey side extension. Insertion of rear dormer including Juliet balcony and front rooflight to facilitate loft conversion.	3 Langbridge Close Hitchin Hertfordshire SG4 9EL

Submitted Plan Nos

2406_00A 2406_01A 2406_02A

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 **Site History**

- 2.1 24/01419/FPH - First floor side extension; single storey front and rear extensions and open sided front porch. Alterations to fenestration, and partial garage conversion – Approved 13/08/24.

3.0 **Representations**

- 3.1 **Parish Council** – No objection.

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. Rear party boundaries are comprised of 1.8-2m high fences. The site is in a residential area comprised of semi-detached and detached dwellings.

4.2 **Proposal**

- 4.2.1 The proposal is for a first floor side extension with a pitched roof, a rear dormer with a flat roof, a single storey front extension with a pitched roof, a single storey rear extension with a flat roof and a roof lantern, the partial conversion of an integral single garage to a utility room with a new side door, and alterations to openings. The number of bedrooms would be increased from three to four.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, impacts on neighbour amenity, and parking.

Design

- 4.3.2 This application is largely similar to recent planning permission 24/01419/FPH, with the differences being a new dormer window, a front rooflight and omitted side window to the first floor side extension, a re-sited roof lantern to the rear extension, and altered rear openings to that extension.
- 4.3.3 There are no objections to the re-sited roof lantern and altered openings to the single storey rear extension as these are small that will have similar impacts to the previous approval. This is also the case with the omission of the first floor side window. The new front rooflight would be larger than most rooflights, however the size is not considered harmful, and will be small in relation to the front roof slope of the dwelling.
- 4.3.4 The new dormer would be large, however it would be set in from the sides, eaves and ridge, with clear gaps between each. Due to this and screening by buildings, the dormer would not harm the character and appearance of the street scene as it would have limited to no visibility. On balance the dormer is not considered objectionable due to the above, as it will not completely cover and dominate the roof slope and/or harm the wider locality. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.5 The front, side, and rear extension will have similar impacts on amenity as those approved by planning permission 24/01419/FPH as they will be of a similar size, siting and design. The omission of a first floor side window will be beneficial to privacy and amenity.
- 4.3.6 The new dormer will be set in from the sides of the roof with a small side profile, and will cause similar overlooking as the existing first floor rear windows of the dwelling, therefore the dormer will not be harmful. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.7 The proposal will increase the number of bedrooms would be increased from three to four and will partially convert an existing single garage. The present garage measures approx. 4.4m by 2.2m internally, and is considered too small to be classed as a parking space against present Council standards.
- 4.3.8 The present parking provision is one space on a driveway in front of the garage. The front extension will reduce the length of this driveway, however it will be 6.3m in length and therefore sufficient to remain as one parking space. Council parking standards don't require an additional parking space where a dwelling would increase bedrooms from three to four, therefore parking is considered acceptable. This parking provision is also consistent with that approved by planning permission 24/01419/FPH. The proposal complies with Policy T2 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 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.

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.

Proactive Statement:

1. 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: 4 February 2025	