

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00724/FPH	Replacement raised roof height to create first floor level. Two storey front and rear extensions following removal of existing shed. Alterations to fenestration and external render.	57 Old Hale Way Hitchin Hertfordshire SG5 1XJ

Submitted Plan Nos

Location Plan HM-25665-01 HM-25665-02 HM-25665-03 Rev A

1.0 Policies

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 None relevant

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached bungalow dwelling on the west side of Old Hale Way, Hitchin. The site benefits from a driveway and a rear garden. Although not to the same extent as the proposal, there are other examples of cladding to front elevations along the streetscene. The streetscene is mixed and showcases various dwelling styles and sizes, render colours and styles, and different facing brick colours.

4.2 **Proposal**

- 4.2.1 Replacement raised roof height to create first floor level. Two storey front and rear extensions following removal of existing shed. Alterations to fenestration and external render.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 combination of the proposed raised roof height to create a first-floor level and two storey front and rear extensions would result in a new maximum depth of 14.9m, the same width as existing and a crown roof with a new eaves height of 5.3m and a new ridge height of 8.1m. The proposed two-storey front extension would have a depth of 1.0m, a width of 3.0m and have a dual pitched, gable-end roof with an eaves height of 5.3m and a peak height of 6.9m. The proposed two-storey rear extension would extend 2.0m further than the existing rear most wall, match the width of the dwelling and match the proposed roof form and height. The proposal includes 1no. rooflight and first-floor side elevation windows. The external materials would be smooth white render for the walls, oak coloured vertical slatted resin/composite cladding for the front extension walls, dark grey plain concrete roof tiles and single membrane flat roofing, anthracite uPVC framed windows and anthracite uPVC / aluminium framed doors. The vehicle access and hardstanding would shift from tarmac to gravel and charcoal block paving.
- 4.3.4 Alterations to fenestration would include the removal of ground floor windows on the side facing no.55, the replacement of 3no. ground floor windows with 1no. ground floor window and 1no. external door on the side facing no.59, the removal of the front

elevation bay windows replaced by 2no. windows flush to the front elevation wall, and the proposed rear elevation would include bi-fold doors.

- 4.3.5 The proposed development would alter the character of the dwelling, changing its appearance from a bungalow to two-storey dwelling. The immediate locality showcases both bungalows and two-storey dwellings which are similar in height and massing to the proposed development. I consider that the grain of development and local character would not result in the development appearing out of place or incongruous in the street scene. Materials of construction and built form would broadly match the existing dwelling, and therefore the extensions would be sympathetic to the character of the host dwelling together with the local street scene.
- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.8 Regarding no.55 Old Hale Way, the southern neighbour, this is a two-storey dwelling and sufficiently offset from the application dwelling. The proposed first-floor side elevation window would overlook the driveway at no.55. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.55's living conditions, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.
- 4.3.9 Regarding no.59 Old Hale Way, the northern neighbour, the proposal would not extend beyond rear most wall of no.59. While the proposal would raise the ridge height by a minimum of 2.2m and include first-floor side elevation windows, the application dwelling would remain offset from the shared boundary line by a minimum of 2.8m and would mainly overlook the roof of no.59. While it is acknowledged that there may be an increase in shading to no.59's solar panels, the harm would be considered minor and would not warrant a refusal on this basis. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.59's living conditions, as there would not be unacceptable harm caused in terms of over dominance, shading or overlooking.
- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 The proposal includes an increase in the number of bedrooms but would retain a minimum of 2no. off-street parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.13 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 June 2025	