

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01476/FPH	Single storey rear extension. Insertion of front ground floor window following removal of existing garage doors to facilitate garage conversion. Insertion of rear dormer window and front rooflights to facilitate loft conversion into habitable accommodation. Alterations to fenestration.	3 Mimram Close Whitwell Hitchin Hertfordshire SG4 8HR

Submitted Plan Nos

01a - Location Plan 02 - Block Plan 03 - Existing Floor Plan and Elevations 04a - Proposed Floor Plans
04b - Proposed Elevations 04c - Proposed Roof Plan

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 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – One received in objection: 12 Horn Hill (rear neighbour)
- Concerns of overlooking

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached bungalow dwelling situated on Mimram Close, Whitwell. The site benefits from a driveway, garage and front and rear gardens. The application site sits significantly lower than those to the rear.

4.2 **Proposal**

- 4.2.1 Single storey rear extension. Insertion of front ground floor window following removal of existing garage doors to facilitate garage conversion. Insertion of rear dormer window and front rooflights to facilitate loft conversion into habitable accommodation. Alterations to fenestration.

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 and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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 proposal seeks to replace the front garage doors with fenestration and a new front entrance door for a garage conversion. The proposal also seeks to introduce 4no. front rooflights for the loft conversion. The replacement fenestration and materials to make good the walls are set to match existing.
- 4.3.4 The proposed rear extension would match the width of the existing, extend 2.36m from the rear most wall and would match the existing roofs eaves and maximum height. This would result in a more rectangular footprint. The proposed external materials are set to match existing.
- 4.3.5 The proposed rear dormer window would have a width of 7.6m, a maximum depth of 2.05m and a maximum height of 1.6m to sit flush with the crown. The proposed external materials are set to match existing.
- 4.3.6 In my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. The proposal is considered to comply with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 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 neighbour amenity, given the existing built form and siting of the dwelling, the scale of the development is unobjectionable. Regarding the objection raised of overlooking to the rear neighbour, no.3 Mimram Close sits significantly lower than no.12 Horn Hill, this combined with the distance between the buildings and the existing boundary treatments result in a much reduced chance of overlooking. Therefore, it is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The development includes an increase in the number of bedrooms from 3no. to 5no. The application site would retain a minimum of 2no parking spaces, so complies with Policy T2 of the NHLP. Therefore, no parking issues would arise from the proposed development.

Environmental Implications

- 4.3.11 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.11 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 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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.

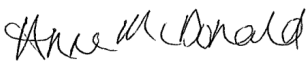
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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:

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 July 2026	