

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01384/FPH	Pitch roof over existing single storey side element and alterations to fenestration. Installation of rear dormer window and front and rear rooflights to facilitate conversion of loftspace into habitable accommodation. External rendering and removal of existing chimney. (Amended plans received 15/07/26).	25 Lavender Way Hitchin Hertfordshire SG5 2LU

Submitted Plan Nos

LW 101 - 005A LW 101 - 006A LW 101 - 008 LW 101 - 001 LW 101 - 002 LW 101 - 003 LW 101 - 004A
LW 101 - 009A LW 101 - 010A LW 101 - 012

1.0 Policies

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Relevant Site History**

2.1 No relevant site history.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a detached bungalow situated on Lavender Way, Hitchin. The site is within the Hitchin settlement boundary. The site benefits from front parking provision and a rear garden enclosed by close boarded fencing and vegetation.

4.2 **Proposal**

- 4.2.1 Pitch roof over existing single storey side element and alterations to fenestration. Installation of rear dormer window and front and rear rooflights to facilitate conversion of loft space into habitable accommodation. External rendering and removal of existing chimney (amended plans received 10.07.26)

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Section 12 of the National Planning Policy Framework (NPPF).
- 4.3.3 The proposed flat roof dormer to the rear roof slope would sit below the roof ridge and be comfortably set in from the side and bottom edges of the roof. Externally, the dormer would measure 1.8m in height, 2.4m in depth, and 6.9m in width. The dormer windows

would match the white uPVC of the main dwelling, with the dormer exterior being finished with brown hanging tiles for visual continuity with the existing roof scape. I therefore consider that the dormer be of an acceptable siting, scale and design for its context.

- 4.3.4 Additionally, the scheme proposes a pitch roof over the existing flat roof single storey side element, alterations to fenestration, front and rear rooflights, and external render. The proposed pitch roof would be more in keeping with the overall character of the site and is therefore acceptable. The proposed fenestration alterations would be sympathetic to the existing fenestration and would not materially alter the overall character of the dwelling or street scene. Roof lights are common place along Lavender Way, and the proposed would be of an acceptable scale. Therefore, I find the roof lights unobjectionable. The proposed external render is also acceptable given existing examples of light render in the locality.
- 4.3.5 Overall, the proposal accords with Policies D1 and D2 of the NHLP, as well as Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan permits development which would not harm the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.7 The proposed dormer would be of an acceptable scale and would be sited away from the east edge of the roof slope. Therefore, it is considered that the dormer would not appear overbearing to, overlook, or overshadow, no.23 Lavender Way. The dormer would be adequately separated from neighbouring property to the west, no.50 Lucas Lane, and therefore would not give rise to any adverse amenity impacts to this property. The one roof light which is rear facing would not compromise the privacy of no.50. Likewise, the proposed alterations to the side element roof, fenestration, and external materials would not have an adverse impact upon neighbour amenity. The proposal therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.8 The proposal would not impact existing parking arrangements and therefore complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.8 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of

‘sustainable design’; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF.

Biodiversity Net Gain (BNG)

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