

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00298/FPH	Single storey rear extension. Alterations to existing roof to include raised roof height, L-shaped dormer and insertion of front rooflights to facilitate loft conversion into habitable accommodation	32 York Road Hitchin Hertfordshire SG5 1XB

Submitted Plan Nos

Location and Existing and Proposed Block Plan Existing Ground and First Floor; Loft and Roof Plan Existing West and South Elevations Existing East and North Elevations Proposed East and North Elevations Proposed Ground and First Floor; Loft and Roof Plan Proposed Section A-A Proposed West and South Elevations

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 No previous site history.

3.0 **Representations**

3.1 **Neighbour Consultation** – 1x Representation: *“Can you confirm whether the proposed extension has any impact on the access to the shared drive and to the garages at the rear of the property”*

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 32 comprises a two-storey semi-detached dwelling off York Road, Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Single storey rear extension.
- Alterations to existing roof to include raised roof height.
- The erection of an L-shaped dormer and the insertion of front rooflights to facilitate a loft conversion into habitable accommodation

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 proposal seeks to raise the ridge of the dwelling, and given that this dwelling comprises a pair of semi-detached properties, I consider that some visual impacts would arise for these dwellings and the street scene. Given the variety of ridge heights along York Road, notably from similar forms of development to enable accommodation in the roof, I do not consider that the works would be adverse. When standing in the rear garden it is possible to observe similar dormer windows on the rear roofs of properties, and I therefore consider that the proposed dormer would suitably sit within the grain of development to this part of Hitchin. Its materials of construction, with hanging tile to match the existing roof would further minimise visual impacts. The proposed rear extension would be single storey in height and feature similar built form to extensions surrounding the site. Brick is proposed to its external elevations, and I consider that whilst this would be different to the existing render to the host dwelling, I do not consider that the proposed materials would be harmful or visually adverse. I consider it is prudent to condition the materials of the ridge to ensure it would be tiled, and more sympathetic to the surrounding area.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The proposed development would not significantly enlarge the built bulk of the dwelling due to the presence of existing extensions to both neighbouring properties, and therefore, the development is unlikely to overbear or overshadow neighbouring occupiers. The proposed dormer and raised roof ridge would not extend beyond the windows serving neighbouring properties and would therefore not harm amenities afforded to these neighbouring properties. Outlook from the extension and dormer window would be consistent with the existing dwelling, and whilst the viewing position would be raised or closer to the boundary, I do not consider that privacy levels of neighbouring properties would be harmed. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore

compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful. It is noted that a neighbour representation queried whether access would be possible to the rear, and whilst this is acknowledged, the maintenance of access would remain a civil matter. Plans do not indicate that the access would be entirely obstructed, though there may be some disruption during the construction phase. This would remain a civil matter.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no 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:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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 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 raised roof ridge, hereby permitted, shall be constructed from tiles to match the existing roof of the dwelling.

Reason: In the interest of the design and visual amenity of the local area, to comply with policy D1 of the Local Plan 2011-2031.

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: 26 March 2025	

