

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01411/FPH	Rear roof extension to create additional habitable accommodation at second floor level. Installation of solar panels and alterations to existing single storey rear element roof including insertion of rooflight.	139 Bearton Road Hitchin Hertfordshire SG5 1UB

Submitted Plan Nos

26001 - 001 26001 - 010

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

1.0 **Relevant Policies**

National Planning Policy Framework 2026

Section 5 – Meeting the challenge of climate change

Section 14 – Achieving well-designed places

North Hertfordshire Draft Local Plan 2011-2031

Policy T2 – Parking

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 None relevant

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 two-storey terraced dwelling situated on Bearton Road. The site benefits from a long, thin rear garden.

4.2 **Proposal**

- 4.2.1 Rear roof extension to create additional habitable accommodation at second floor level. Installation of solar panels and alterations to existing single storey rear element roof including insertion of rooflight.

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 14 of the National Planning Policy Framework 2026.
- 4.3.3 The proposed rear dormer would run the length of the outrigger leaving a ~0.25m inset from the rear and side eaves and would match the height and materials of the existing rear dormer. The design includes 1no. side elevation window indicated and conditioned to be obscure glazed. The proposal includes the addition of solar panels along the length of the new combined rear dormer. The proposal includes a new roof and rooflight to the single storey rear element which is considered acceptable and likely to have a permitted development fallback position. The dormer design mimics that recently approved to the western adjoining neighbour no.138 under reference 26/00844/FPH. The proposal would not be visible from the streetscene.
- 4.3.4 In my view, given the acceptable materials and precedent in the immediate locality, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling. The proposal is considered to comply with Policies D1 and D2 of the NHLP and Section 14 of the NPPF 2026.

Impact on Neighbouring Properties:

- 4.3.5 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.

- 4.3.6 Regarding neighbour amenity, given the acceptable scale, north facing orientation of the rear elevation, existing relationship between the dwellings and that the side elevation window is conditioned to be obscure glazed, 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.
- 4.3.7 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 14 of the NPPF 2026.

Highways and Parking:

- 4.3.8 The development does not include an increase in the number of bedrooms. The application site already fails to comply with Policy T2 of the NHLP; however, on-street parking exists and the site is in a sustainable location. Therefore, failure to comply with Policy T2 would not be a strong enough reason for refusal.

Environmental Implications

- 4.3.9 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 5 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 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.

4. The window at second floor level on the eastern side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 August 2026	