

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01521/FPH	Rear roof extension and insertion of front rooflights to create habitable accommodation at first floor level. Installation of flat roof above existing single storey rear element. Front porch extension, attached rear pergola and installation of external cladding. Alterations to fenestration. Erection of detached front garage following demolition of existing outbuildings. Installation of boundary wall and rear decking.	81 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA

Submitted Plan Nos

293 P-001 293-002 293-003 293-004 293-005 293-006 293-007 293-008 293 P-009 293 P-010
293-011 293-012 293-013 293-014 293-015

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 **Site Notice and Neighbour Consultation** – None received.

3.2 **St Ippolyts Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached bungalow situated on Waterdell Lane, St Ippolyts. The bungalow is set back from Waterdell Road and accessed via a long drive. The site is set on a slightly higher level than neighbouring property to the west, but is set back from this property. There are no immediate neighbours to the east. The rear garden is treated by a mixture of close boarded timber fencing and brick wall.

4.2 **Proposal**

- 4.2.1 Rear roof extension and insertion of front rooflights to create habitable accommodation at first floor level. Installation of flat roof above existing single storey rear element. Front porch extension, attached rear pergola and installation of external cladding. Alterations to fenestration. Erection of detached front garage following demolition of existing outbuildings. Installation of boundary wall and rear decking.

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;
- Climate change;
- 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 Policy DP3 at Chapter 14 of the National Planning Policy Framework 2026 (NPPF).
- 4.3.3 Works to the roof would include a hip-to-gable extension to the east to facilitate a rear box dormer. The height of the dormer would match the existing ridge height and be flush with the east elevation. While the dormer would be large in scale, it would be contained within the east side of the roof and would be appropriately set in from the eaves. The introduction of new materials, such as the proposed wood cladding and oxidised metal dormer exterior, would complement the existing colour palette of the dwelling. The scheme also proposes a flat wildflower roof, with parapet, over the existing single storey rear projection. The flat roof would tie in with the box shape of the proposed dormer. Thus, the proposed roof and dormer extensions, as well as the proposed flat roof to the rear projection, are acceptable.
- 4.3.4 A front porch extension, front roof lights, and new windows to the principal elevation are proposed. The porch would be of an acceptable scale and the provision of French doors would balance the front fenestration. The provision of 2no. front roof lights are not objectionable. The replacement of the existing white uPVC windows with dark red aluminium would fit with the existing colour palette. These elements are therefore acceptable.

- 4.3.5 The existing front detached garage is to be demolished and replaced/relocated. The new garage would be sited parallel with the principal elevation. The scale and positioning of the garage, within the context of a large front curtilage which is screened from street view, is considered to be acceptable.
- 4.3.6 The proposed rear decking, pergola structure, and east boundary wall of 2.5m in height, are all considered to be of an acceptable design and scale within the site context.
- 4.3.7 Considering the proposal holistically, the scheme looks to introduce new materials and roof forms to the site. Policy DP3 (2)(5) of the NPPF encourages “innovative designs (...) so long as they fit with the overall form and layout of their surroundings.” As outlined above, the proposed materials would match the palette of the existing dwelling. Due to the positioning of the site and existing boundary treatments, public vantage points are limited and dwellings along Waterdell Road are not read as a cohesive whole. As such, the proposal would not appear incongruous with the existing built form and would not have an adverse impact upon the existing street scene character.
- 4.3.8 Overall, the proposal is considered to accord with Policies D1 and D2 of the NHLP, as well as Chapter 14 of the NPPF.

Impact on Neighbours

- 4.3.9 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 Policy P3 of the NPPF.
- 4.3.10 The roof alterations and extensions would be contained to the east side, where there are no immediate adjoining neighbours. The decking would be positioned to the west but would be commensurate with the existing site levels. The pergola would sit below the eaves of the dwelling. Therefore, the development would not cause unacceptable overlooking, overshadowing or overbearing impacts. Overall, the proposal accords with Policy D3 of the NHLP.

Highways and Parking

- 4.3.11 The proposal would not increase the no. of bedrooms on site, and no alterations are proposed which would compromise the existing parking provision. The proposal therefore accords with Policy T2 of the NHLP.

Climate Change

- 4.3.12 Policy D1 of the NHLP outlines the Council’s commitment to supporting climate change mitigation. The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore complies with Policy D1 of the NHLP and Chapter 5 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.14 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 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.

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	