

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02320/FPH	Single storey front porch extension and insertion of two front dormer windows to facilitate loft conversion following demolition of existing porch.	3 Spinney Close Hitchin Hertfordshire SG4 9PD

Submitted Plan Nos

3/SC-02 3/SC-03 3/SC-04 3/SC-05 3/SC-06 3/SC-07 3/SC-08 3/SC-09 3/SC-10 3/SC-11 3/SC-12 3/SC-13

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 24/01724/FPH - Single storey front porch extension and Insertion of front dormer window to facilitate loft conversion following demolition of existing porch. – Refused
- 2.2 24/01714/NCS - Single storey rear extension following removal of existing conservatory with the following dimension: Length as measured from rear wall of original dwelling - 4.40m – Prior approval not required
- 2.3 24/01676/LDCP - Insertion of rear box dormer to facilitate conversion of loft into habitable accommodation. Insertion of one additional rooflight in existing south side elevation roof slope. – Granted
- 2.4 24/01701/LDCP - Single storey rear extension – Granted

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

- 4.1 **Site and Surroundings**

- 4.1.1 No. 3 comprises a detached two storey dwelling off Spinney Close, a private road in Hitchin accessed off Giron Close. The application dwelling sits to the end of a cul-de-sac and faces down the road.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a single storey front porch extension and for the insertion of 2 No. front dormer windows to facilitate a loft conversion following the demolition of an existing porch.

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 2 No. dormer windows are proposed to the principal roof slope and would feature a dual pitch roof to each dormer and hanging tiles to all elevations. The proposed dormers would appear prominently in the street scene due to their raised position to the principal roof slope over the principal projection. Due to their pitched roof design, scale and siting, I consider that the proposed dormer windows would appear as an incongruous addition to the street scene and would fail to respond to the character of the street scene or the host dwelling. The design is therefore considered to be objectionable and would not be supported.
- 4.3.4 The proposed porch would comprise the extension of the side roof slope of the front projection, with a cat slide forming the new roof and covered area for the porch. It is considered acceptable in design terms.
- 4.3.4 The proposed development is therefore considered to run contrary 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 not 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 siting of the proposed development in relation to No. 1 and 2 Spinney Close and the separation distances, is not considered to result in unacceptable harm to neighbouring occupiers due to a loss of light or by occasioning dominance. The proposed dormers would allow for some outlook towards Lavender Croft, however, given that it is similar to the existing outlook from the dwelling, I do not consider that this would be harmful or warrant an objection.
- 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.

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 to run contrary to the provisions of Policies D1 and D3 of the Local Plan 2011-2031 together with the general provisions of the National Planning Policy Framework. Refuse planning permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reasons:

1. The proposed dormer windows, by reason of their siting, scale, and design, would fail to remain sympathetic to the host dwelling and would fail to respond positively to the site's local context and character. The proposal would therefore fail to comply with Policy D1. and D2 of the North Hertfordshire Local Plan 2011-2031 and Paragraph 131 of the National Planning Policy Framework (2023).

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 3 December 2024	