

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02449/FPH	Alterations to roof including roof extension and insertion of rear box dormer and front rooflights to facilitate loft conversion. Single storey rear extension linking to existing garage and alterations to roof and fenestration of existing garage to facilitate conversion of garage to office/utility following partial demolition.. Alterations to fenestration	27 Uplands Avenue Hitchin Hertfordshire SG4 9NH

Submitted Plan Nos

P241009 01 24-10-30

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

2.0 **Relevant Site History**

2.1 None

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site lies on the northern side of Uplands Avenue and comprises residential semi-detached bungalow. The ground levels rise from the road to the front elevation of the bungalow. The streetscene along the northern side comprises of semi-

detached bungalows which have a uniform presence. Two storey dwellings and bungalows are located on the opposite side of the road with varying designs.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the alterations to roof including roof extension and insertion of rear box dormer and front rooflights to facilitate loft conversion. Single storey rear extension linking to existing garage and alterations to roof and fenestration of existing garage to facilitate conversion of garage to office/utility following partial demolition.. Alterations to fenestration.

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 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities”*. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The application would see the construction of approximately 5 m deep full-width ground floor rear extension linking with an existing outbuilding sited behind the garage and the creation of a hip to gable roof form and a box dormer extension which projects 2m over the proposed single storey which projects further than the existing roof slope. Existing properties in this section of Uplands Avenue are devoid of rear extensions of this scale. The proposed extensions and the hip to gable would result in a disproportionate and unsympathetic addition to the existing dwelling and to the built form of the area. The proposed extension being right up against the shared boundary with the adjoining neighbour (No. 29) and incorporating the existing outbuilding would dominate properties on either side contrary to both local and national planning policies.
- 4.3.4 In respect the streetscene, the rear extension would be not be highly visible to public view through gap between the application site and the neighbouring property no.25 Uplands Avenue, but the hip to gable would be highly visible in the streetscene and creates an unbalanced pair of semi-detached bungalow in my view given that there are a number of matching bungalows in the locality.

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 The proposed single storey rear extension has a flat roof and excessive depth at ground floor level of 5 metres. The dormer would project further than the existing roof but 2 metres over the ground floor extension with little onset on the boundary would result in an unacceptable and overbearing impact to the occupiers of neighbouring properties nos. 29 Uplands Avenue.

Highways and Parking:

- 4.3.7 The proposed development would result in the addition of two bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street car parking able to accommodate two car with on-street parking available. Public transport is accessible within a relative short distance away providing links to the town centre of Hitchin.

Environmental Implications:

- 4.3.8 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.9 The proposed development, 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 and Policy D1.

Biodiversity Net Gain (BNG)

- 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 contrary to Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 **REFUSED** for the following reasons:

1. The proposed rear extension, hip to gable roof extension and rear dormer, by reason of its design and scale would result in an unsympathetic addition to the existing dwelling that would unbalance the form and character of the pair of semi-detached bungalows, resulting in a detrimental impact upon the character and appearance of the property and the surrounding area. The proposed development would fail to comply with Policy D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and Paragraph 135 of the National Planning Policy Framework (2024).
2. The proposed dormer roof extension, by reason of its design and depth extending past the existing rear elevation, and the depth of the single storey extension would result in an unacceptable overbearing impact upon the occupiers of the adjoining neighbouring property (No. 29). The proposed development would fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the core principles set out within the National Planning Policy Framework (2024).

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: 19 December 2024	