

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00273/FPH	Insertion of rooflight to existing front and dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation following removal of two existing chimneys.	2 Grays Lane Hitchin Hertfordshire SG5 2HA

Submitted Plan Nos

HET-1820/01 A HET-1820/02 A

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

- 2.1 21/01519/FPH - Single storey front extension – Approved 05/07/21.
- 2.2 21/00747/FPH - Single storey front extension – Approved 26/04/21.
- 2.3 04/00017/1HH - Single storey side and rear extension following demolition of existing garage and shed (as amended by drawing no. LGL/3A received 26.02.04) – Approved 02/03/04.

3.0 **Representations**

3.1 **Neighbours** – The following comments and objections were received:

- ☐ The measurement of the dormer set-back is not shown.
- ☐ The materials are not specified, and should match.
- ☐ The existing side window is not shown accurately.
- ☐ Loss of privacy.

- ☐ Loss of light.
- ☐ Disappointed not to have received a notification letter.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey semi-detached dwelling with a pitched roof. The site is in a residential area comprised of semi-detached and detached dwellings. The site is adjacent to a Conservation Area but outside it.

4.2 **Proposal**

- 4.2.1 The proposal is for a rear dormer with a flat roof and a new front rooflight, to facilitate a loft conversion. The number of bedrooms would be increased from three to four.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, impacts on neighbour amenity, and parking.

Design

- 4.3.2 There are no objections to the front rooflight as it would small with limited visual impacts. The new dormer would be large in relation to the rear roofslope; although it would be set in from one side, the eaves and the ridge, with gaps between them.
- 4.3.3 The size of the dormer is however considered comparable to a dormer approved at next door dwelling No. 58 Upper Tilehouse Street under reference 22/01373/FPH. This dormer has been built, and is considered more visible in the street scene than the dormer proposed at No. 2.
- 4.3.4 On balance the dormer is not considered objectionable due to the above, as it will not completely cover and dominate the roof slope and/or harm the wider locality, and is more favourable than the dormer at No. 58. The proposal will not harm the adjacent Conservation Area. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.5 The front rooflight will be small and high on the roofslope, will provide views of the sky, and will not harm amenity. The dormer will be largely set in from the edges of the roof and would have a small side profile, and will be considered to cause similar overlooking as the existing first floor rear windows of the dwelling, therefore the dormer will not be harmful.
- 4.3.6 Regarding the objections and comments received, the set-back does not need to be annotated on the submitted plans, however what is shown is acceptable, and if implemented the development should be in accordance with the plans which can be measured from. A condition would require the dormer to be of matching external materials to the main dwelling. The upper side window does appear to be higher than as built, however this difference is small and appears to be a minor error that is not

significant. The dormer is not considered sufficiently large and of a siting to affect the light of No. 60 Upper Tilehouse Street. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.7 The proposal will increase the number of bedrooms would be increased from three to four. The site has parking provision for two cars which complies with minimum standards and is acceptable. The proposal complies with Policy T2 of the Local Plan.

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**.

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.

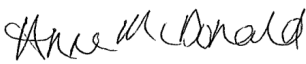
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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.

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: 19 March 2025	