

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02105/FPH	Roof extension including raised ridge height, hip to gable ends, rear roof extension with apex window and insertion of 2no rooflights to front elevation to facilitate loft conversion. Alterations to existing fenestrations	High Trees Lucas Lane Hitchin Hertfordshire SG5 2JA

Submitted Plan Nos

24067-001 24067-002

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SPDVP	Vehicle Parking at New Development
SPDDS	Design Supplementary Planning Document

1.1. National Planning Policy Framework (2021)

- Section 12 – Achieving well-designed places

1.2. North Hertfordshire Local Plan (2011-2031)

- SP1 Sustainable development in North Herts
- SP9 Sustainable design
- D1 Sustainable design

- D2 House extensions, replacement Dwellings and Outbuildings
- D3 Protecting living conditions
- T1 Assessment of transport matters
- T2 Parking

2.0 **Relevant Site History**

- 2.1 08/00346/1HH Two storey rear extension Conditional Permission
- 2.2 13/02322/1PUD Single storey side/rear extension with new front part pitch roof over garage Granted
- 2.3 15/02968/1PUD Insertion of dormer windows in both side roofslopes together with rear roof extension to facilitate conversion of loft to habitable accommodation Withdrawn
- 2.4 16/01228/1HH Insertion of dormer windows in both side roofslopes together with rear roof extension to facilitate conversion of loft to habitable accommodation Conditional Permission

3.0 **Representations**

- 3.1 None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 'High Trees' is a detached residential property. It is located along the section of Lucas Lane which is directly opposite Lavender Fields care home. The dwellinghouse is on higher ground than West Hill and the rear of the house is visual from West Hill.

Proposal

- 4.2.1 Planning permission is sought for a roof extension including raised ridge height, hip to gable ends, rear roof extension with apex window and insertion of 2no rooflights to front elevation to facilitate loft conversion. Alterations to existing fenestrations.

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 locality.
 - The impact that the proposed development would have on the living conditions of neighbouring occupiers.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the 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 and beautiful 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 Herts Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Policy D1 of the North Herts Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3.4 Policy D2 of the North Herts Local Plan sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3.5 Policy D2 goes on to state that “*extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene*”.
- 4.3.6 The property has been previously extended and it is my concern that the proposed development would represent unsympathetic additions. The proposed extensions would be highly visible from the public realm due to the location on higher ground above West Hill and the rear of the property is visible through the gap between the host and neighbouring dwelling and West Hill which makes the host property highly visible within the street scene. The proposal seeks to use similar materials to match the existing dwellinghouse with a smooth render finish rather than the existing rough cast render finish. The existing windows are UPVC white windows and it is proposed that black UPVC windows will replace all the existing windows. In regards to the windows it is of my opinion that the proposed change to the colour of the windows would not be sympathetic to the existing building and would result in an adverse effect.
- 4.3.7 The basis of my objection is the fact that the host property had a well-balanced hipped roof which could be negatively affected by the provision of gable end roof extensions to the side and rear. In my view the hip to gable roof extensions would harm the streetscene and the host property. Although the property is detached, and appears different to the neighbouring properties, the hipped roofs on the streetscene are of similar appearance. The proposed development, by virtue of its position, roof form and scale would represent a form of development that would not respond well to the context and would not be sympathetic to the character and setting of the host dwellinghouse and streetscene..
- 4.3.8 Given the scale of the development proposed, it is considered that the extension would fail to remain subservient to the host dwelling and would also result in harm to the surrounding locality.
- 4.3.9 Therefore the proposed development would not be acceptable development that would function well in conjunction with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Neighbouring Amenity:

- 4.3.10 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.
- 4.3.11 Policy D3 of the North Herts Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.12 No neighbouring representations have been received. The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjacent properties, 'Two Ways' and 'Glenifer' and No. 98 West Hill.
- 4.3.13 **Two Ways** - This property is unlikely to be significantly affected by the various aspects of the proposed development. The rear roof extension would not result in any extension to the footprint of the property but would rather extend the ridge of the main roof to create a gable end. This increase in height would not result in additional bulk projecting beyond rear windows of this property and would not result in an over-dominance.
- 4.3.14 Overall it is my view that the proposed development would not result in any harm to the living conditions of Two Ways.
- 4.3.15 **Glenifer** - This property is situated to the north of the application site. The rear roof extension would not result in any significant bulk and would not be harmful in terms of over-dominance.
- 4.3.16 Overall it is my view that the proposed development would not result in any harm to the living conditions of Glenifer.
- 4.3.17 **No. 98 West Hill** - the host properties rear elevation overlooks the rear garden of No. 98 West Hill as it sits perpendicular to the neighbouring property. The addition of a 3rd floor window in the proposed rear gable may cause concerns with overlooking in my view. High Trees is also on slightly higher ground than No. 98 therefore the perception of overlooking may be greater. It is considered that the proposed development would not result in any unacceptable harmful overbearing impact upon the occupiers of nearby neighbouring dwellings by would cause some harm in regards to overlooking to neighbouring property of No 98. The proposed development would not be in compliance with both local and national planning policies.

Car Parking and Highways:

- 4.3.18 Policy T1 of the North Herts Local Plan states that “*planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network*”.
- 4.3.19 Policy T2 states that “*planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents*”.
- 4.3.20 The application site benefits from off-street car parking with space for at least two cars. The development would therefore not give rise to the requirement for additional car parking provision on site. The proposal would be in compliance with local car parking standards.

Environmental Implications:

- 4.3.21 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.
- 4.3.22 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 and Policy D1.

Biodiversity Net Gain

- 4.3.23 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 would be a disproportionate addition to the host dwelling that would fail to remain subservient in scale and appearance. The proposed development, by virtue of the its position, roof form and scale and introduction of black windows would represent a form of development that would not respond well to the context and would not be sympathetic to the character and setting of the host dwellinghouse. The development would fail to comply with D1 and D2 of the Local Plan and would fail to comply with P131 of the NPPF.

4.5 Alternative Options

- 4.5.1 None applicable.

4.6 Pre-Commencement Conditions

- 4.6.1 None applicable.

5 Recommendation

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

1. The proposed development, by reason of its 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. It would also result in an unacceptable overlooking impact upon the occupiers of the adjoining neighbouring properties. The development would also fail to add to the overall quality of the area. 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: 20 November 2024	