

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00299/FPH	First floor rear extension and part two storey and part single storey side extension. Alterations to roof including hip to gable roof extension and insertion of rear box dormer and front rooflights to facilitate loft conversion. Alterations to fenestration	7 Bearton Avenue Hitchin Hertfordshire SG5 1NZ

Submitted Plan Nos

2025- 114A	Location Plan	Location Plan	2025-013A	2025-013A
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1.0 Policies

D2	House exts, replcmnt dwellings outbuild
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D1	Sustainable design
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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 91/01278/1DC - Single storey rear extension – Not required 17/12/91.

3.0 **Representations**

3.1 No comments received.

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.

4.2 **Proposal**

4.2.1 The proposal is for a two and single storey side extension with pitched roofs, a first floor rear extension with a pitched roof, a hip to gable roof extension of the main roof, a rear dormer with a flat roof, two new front rooflights, and alterations to front and rear ground floor openings. The number of bedrooms would be increased from three to five.

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 altered openings as they will be similar to the existing. There are no objections to the new front rooflights as they will be small and will only have limited impacts on the locality.
- 4.3.3 The proposed hip to gable roof extension and the side extension will unbalance the pair of semi-detached dwellings the host dwelling is part of. However, the street scene has dwellings of a mix of designs and roof forms, including many with gabled roofs. In this context, the proposed roof extension and side extension are not considered harmful. The first floor of the side extension would be 1m from the side boundary, and will not cause a terracing effect. The design and size of the side extension and roof extension are considered in keeping with the character and appearance of the dwelling.
- 4.3.4 The rear dormer will be set in slightly from the sides and eaves of the resulting enlarged roof, and more significantly from the ridge. As such, the dormer is not considered to be of a size and design that would appear harmfully dominant on the rear roof slope, and it will not harm the wider locality as it will be largely obscured by buildings.
- 4.3.5 The first floor rear extension will be of a small depth and size, with two roof pitches that will be attached to the dormer and the rear roof slope. The roof pitches will be shallower than the main roof pitch of the dwelling, however on balance as the roof is pitched the design is not considered so harmful that it will be detrimental to the character and appearance of the dwelling and the locality. The design is acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.6 The altered openings will have similar impacts to the existing, and will not harm amenity. The new front rooflights will be small and at a high level, and will not harm amenity. The dormer will be small, set behind the rear elevations of both neighbouring dwellings, and its openings will primarily provide views of the rear garden of the site, therefore the dormer will not harm amenity. The first floor rear extension will have a small depth and will be set away from both boundaries and neighbours, and is not considered harmful to amenity.
- 4.3.7 Regarding the proposed side extension, the facing elevation of No. 5 (divided into two flats) is staggered, with its main side wall being parallel to the side wall of No. 7, and has some openings which are all obscure glazed. All of the openings proposed in the side wall of the extension would be small high-level windows, which will not cause loss of privacy. As such, the side extension will not harm the main side wall of Nos. 5a and 5b.
- 4.3.8 The side extension will project a small distance beyond the main rear wall of 5a and 5b at first floor level, and longer at ground level. The impacts of these are not considered harmful due to the first floor element being small and set away from the boundary, and the ground floor will not be of a harmful depth and size. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

4.3.9 The proposal will increase the number of bedrooms from three to five, and it will also result in the loss of most of the driveway. The site will have one parking space remaining, which is one space under the 2 spaces minimum standards for dwellings with two or more bedrooms.

4.3.10 In such circumstances, the Council's parking standards state:

Reductions from these standards will only be considered where applicants can demonstrate that the accessibility, type, scale, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and on-street conditions justify such variations.

4.3.11 The applicant has not included any justification for the parking reduction. The parking shortfall is however small at one space, and the site will continue to have one space. The site is in the central area of Hitchin within walking distance to shops, services and public transport, therefore this is a more sustainable location. Bearton Avenue is quite heavily parked, however one additional car from the shortfall is not considered to significantly affect local parking demands. Due to the above there are no objections to the proposed parking provision. 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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 15 April 2025	