

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01724/FPH	Single storey front porch extension and Insertion of front dormer window to facilitate loft conversion following demolition of existing porch.	3 Spinney Close Hitchin Hertfordshire SG4 9PD

Submitted Plan Nos

3/SC-01 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 24/01676/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

2.2 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.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey front porch extension and the insertion of a front dormer window to facilitate the conversion of the loft into habitable accommodation. Works to follow 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 The proposed development seeks to introduce a new porch and dormer window to the front elevation. This would be clearly visible from Spinney Close due to their siting to the dwelling and the dormer would feature prominently owing to its raised position on the roof. I consider that the dormer window, by reason of its siting, scale and built form would result in an incongruous addition to the dwelling and surrounding street scene and would fail to demonstrate a design that is sympathetic to the host dwelling or the surrounding area. Furthermore, the position of the dormer, at the centre of the roof would appear contrived and would not be sympathetic to the surrounding street scene and would significantly appear out of place. The design is therefore considered to be objectionable and is not supported. The proposed porch is generally considered to be acceptable in design terms, due to its modest scale and use of sympathetic built form and materials of construction.

4.3.4 The proposed development is therefore considered to be 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 Given the spacing to No. 1 and 2 Spinney Close, it is considered that the proposed development is unlikely to occasion unacceptable harm by reason of a loss of light or from dominance. The dormer window would be set against the existing silhouette of the host dwelling, and the porch would be modest in depth and height, and would therefore

not obstruct light for these neighbours. The dormer 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 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 development, by reason of its size, design, siting and appearance, will be detrimental to the character and appearance of the dwelling and the locality. The proposal does not comply with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

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: 24 September 2024	