

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00843/FPH	Single storey rear extension, insertion of dormer to existing rear roofslope and insertion of window to the side elevation of the roof to facilitate conversion of loftspace into habitable accommodation, and extension to existing front porch.	127 High Street Kimpton Hitchin Hertfordshire SG4 8QN

Submitted Plan Nos

1457-001 1457-002A 1457-003A

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 96/00985/1HH - Two storey side extension incorporating garage (as amended by drawing received on 15.10.96)

Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour consultations** – None received.
- 3.2 **Kimpton Parish Council** – No comment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached, two-storey dwelling on the south side of High Street, Kimpton. The site benefits from a driveway and front and rear garden.

4.2 **Proposal**

- 4.2.1 Single storey rear extension, insertion of dormer to existing rear roofslope and insertion of window to the side elevation of the roof to facilitate conversion of loftspace into habitable accommodation, and extension to existing front 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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 single storey rear extension would have a width of 6.3m, a depth of 2.5m from the rear most wall and would have a flat roof with a height of 3.2m. The proposed

external materials would be pebbledash render for the walls to match existing, flat roof single ply membrane and white uPVC bi-fold doors to match existing.

- 4.3.4 The proposed dormer window would measure 6.3m in width, a maximum of 3.1m in depth, a maximum of 2.7m in height and be set back from the eaves by 0.5m. The proposal includes 1no. rooflight on the side elevation roofslope. The proposed external materials would be traditional timber cladding for the walls, flat roof single ply membrane and white uPVC windows to match existing. While there are not many examples of dormer windows in the immediate locality, a few exist including a front dormer window. Given the local context and the fact that the dormer would largely be screened from the public realm, it is not considered that the proposed rear dormer window would cause unacceptable harm as to be objectionable on design grounds.
- 4.3.5 The proposed front porch extension would have a width of 3.4m, extend 1.0m from the existing front element with a further 0.5m overhang and have a front facing gable end matching the 2.5m eaves height and 3.6m peak height of the existing front element. The proposed external materials would be pebbledash render for the walls, a composite sage green front door, roof tiles and white uPVC windows all to match existing.
- 4.3.6 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.7 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.8 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.
- 4.3.9 Regarding the streetscene, High Street, Kimpton has a variety of front porch extensions which includes the use of pitched and gable end roof forms. As such, it is not considered that the proposal would harm the streetscene.
- 4.3.10 Regarding no.125 High Street, the adjoining neighbour, the proposed dormer window would cause no more harm in overlooking than the existing upper floor windows. The proposed single storey rear extension would add 4.0m of built from 0.1m from the shared boundary line; however, given the height and respective plot sizes, it is not

considered that the proposal would result in unacceptable harm upon no.125's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

4.3.11 Regarding no.129 High Street, the non-adjoining neighbour, the proposal would be well screened and set well away from this dwelling. So, it is not considered that the proposal would result in unacceptable harm upon no.129's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

4.3.12 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.13 The proposal does include an increase in the number of bedrooms from 4no. to 5no.; however, the parking provision would remain unchanged and maintains enough space for a minimum of 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.14 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

4.3.15 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 3 June 2025	