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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Andrew Hunter.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                        | APPLICATION SITE                                                |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| 25/01236/FPH             | Two storey rear extension and first floor side extension. Insertion of two front dormer windows following removal of existing front dormer and insertion of front, rear and side rooflights to facilitate additional habitable space at first floor level. Insertion of ground floor front window following removal of existing garage doors to facilitate garage conversion. Alterations to fenestration. | Woodlands<br>Offley Road<br>Hitchin<br>Hertfordshire<br>SG5 2AZ |

**Submitted Plan Nos**

1825 01 1825 02

**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 None.

## 3.0 **Representations**

3.1 None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling with a pitched roof. Rear party boundaries are fences and vegetation. The site is in a residential area comprised of detached and semi-detached dwellings.

#### 4.2 **Proposal**

- 4.2.1 The erection of a two storey rear extension with a pitched and flat crown roof, a first floor side extension with a pitched roof, two new front dormers with pitched roofs, the conversion of an integral single garage to a habitable room with changes to the garage door to convert it to a wall and window, and altered openings. The number of bedrooms will be increased from four to five.

#### 4.3 **Key Issues**

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

##### Design

- 4.3.2 There are no objections to the altered openings, garage conversion, and new front dormers as these would be small alterations in keeping with the character and appearance of the dwelling and will not affect the locality.
- 4.3.3 The proposed first floor side extension will extend the main roof of the dwelling to the NE while maintaining its height, depth and gable design. The side extension will be set off the side boundary of the site by approx. 1m, and will not result in a terracing effect. The side extension is considered acceptable.
- 4.3.4 The two storey rear extension is considered to be of an overall size in keeping with the character and appearance of the dwelling. The flat crown roof element of part of this extension would differ from the wholly pitched roof of the main dwelling. The crown roof element would however be small, at the rear, lower than the main ridge, and would be largely disguised by pitched roofs around it. The flat crown roof is not considered harmful to the character and appearance of the dwelling and locality.
- 4.3.5 The rear extension includes a rear gable end, the ridge of which would be 1m higher than the main roof of the dwelling. It's unusual for a smaller projection of a dwelling to have a roof higher than the main roof of the dwelling.
- 4.3.6 In this case, the proposal is not considered harmful to the character and appearance of the dwelling as the 1m height difference is small and it would have a hipped slope away from the main ridge. Impacts on the wider locality would be limited due to the above, and due to substantial screening from trees at the front of the site and the distance from the public highway. On balance this element is considered acceptable. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

##### Neighbour amenity

- 4.3.7 The altered openings will have similar impacts as the existing and are acceptable. The new front dormers will be small and will primarily provide views of the front of the site, and will not harm amenity. The garage conversion will not enlarge the dwelling, the new

opening will be on the front elevation and will not cause loss of privacy, and the proposed use as a gym/office would not be considered to cause harmful noise or loss of amenity.

- 4.3.8 The side extension could only potentially affect the amenity of dwelling High Trees to the east. The application property projects beyond the rear of High Trees, therefore the side extension will be visible from its rear elevation and garden. This visibility and its impacts will however be limited as the extension will be set away from the boundary, the part of the extension that would project beyond the rear of High Trees would be of a low height, and it would largely be within a 45 degree line from the centre of the closest ground floor rear window of High Trees.
- 4.3.9 The two storey rear extension would be considered to be of a siting and size that will not appear overbearing or cause loss of light to High Trees. That extension would include two side rooflights facing High Trees, however due to their heights on the side roof slope they would not cause harmful overlooking and loss of amenity to High Trees. Impacts on the amenity of High Trees are acceptable.
- 4.3.10 The other closest neighbouring dwelling is Engledene to the west. Engledene is sited such that its front is approx. level with the rear of Woodlands. The rear extension will be behind the rear elevation and garden of Engledene, and will not affect those parts of that dwelling. The facing side elevation of Engledene does not contain any openings, therefore no loss of amenity will be caused in this respect.
- 4.3.11 In front of Engledene and near the SW side elevation of Woodlands is a large conifer that's in the curtilage of Engledene and would obscure the proposed rear extension from Engledene to such an extent that it would not cause loss of amenity. Views to the rear from the extensions will be obscured by trees and will not cause harm. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

#### Parking

- 4.3.12 The number of bedrooms will be increased from four to five, and a single garage will be lost. The site will have parking provision for at least two cars, and complies with minimum parking requirements. 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.

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| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 30 June 2025</p>                                                                 |                                                                                                                                                 |