

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02522/FPH	Alterations to roof including hip to gable roof extension and insertion of two side dormer windows to create additional habitable space at first floor level. External render	Maid Marion Rabley Heath Road Welwyn Hertfordshire AL6 9UF

Submitted Plan Nos

AT1217-01 AT1217-02 AT1217-03 AT1217-04 AT1217-05 AT1217-06

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 **Relevant site history**

- 2.1 13/00726/1HH - Part single, part two storey extensions to side and rear following demolition of existing single storey extensions. New gable to rear and replacement of existing front and side flat roofed dormers with gabled dormers. Flue to rear roof elevation. (Amended plans received 03/05/13) – Approved 29/05/13.
- 2.2 91/00967/1 - Single storey front and rear extensions. Front and side bay windows and doors. Replacement pitched roof and roof extension with dormer windows to provide additional living accommodation with first floor rear balcony. (Amended plans received 25.11.1991) – Approved 05/12/91.
- 2.3 84/01199/1 - Erection of first floor side extension – Approved 23/08/84.

- 2.4 78/00273/1 - Erection of single storey rear extension to garage and infilling of existing car port to provide kitchen extension – Approved 16/11/78.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached chalet bungalow with a pitched roof. The site is near a small group of other dwellings in a rural area. The site is within the Green Belt.

4.2 **Proposal**

- 4.2.1 A front hip to gable roof extension with two additional dormers. The number of bedrooms would be increased from three to four.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the development is acceptable in principle, design, neighbour amenity, and parking.

Principle

- 4.3.2 The site is in the Green Belt. Policy SP5 of the adopted Local Plan states that the Council will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated. Policy SP5 refers to the National Planning Policy Framework (NPPF) which sets out exceptions to inappropriate development in the Green Belt in paragraphs 154 and 155 (December 2024 version). Para. 155 is not relevant, and the relevant part of 154 is:

154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

- 4.3.3 In assessing the proposal against the above criteria, the proposed development is considered to be an extension to the dwelling. The existing dwelling is not original, having been extended following planning permissions 78/00273/1 and 13/00726/1HH.
- 4.3.4 The dwelling before the 1978 planning permission is considered original. The cumulative increase in floorspace following the 1978 and 2013 approvals is considered to be approx. 30%, with volume being higher at approx. 45%.
- 4.3.5 The proposed roof extension and dormers would be a small, increasing the cumulative floorspace by approx. 3%, and the volume by a similar amount. The proposed enlargement is not considered to be a disproportionate addition to the original building

on its own and cumulatively. The proposal is considered acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Design

- 4.3.6 The proposed extension would be a small addition to the dwelling, and is considered in keeping with its character and appearance. The impacts on the wider locality will be limited and acceptable, including due to substantial vegetation screening. The design is therefore 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 proposed roof enlargement and dormers will be small and set away from the boundaries, and also substantially obscured by vegetation, and therefore will not cause loss of light and overbearing impacts. The new first floor front windows will provide views of the front of the site and will not cause loss of privacy.
- 4.3.8 The proposed NW dormer facing towards The Hawthorns would be approx. 10m from the side boundary with that dwelling, and views would also be obscured by a high hedge, therefore The Hawthorns will not experience loss of privacy and amenity.
- 4.3.9 The proposed SE dormer facing towards other neighbouring dwelling Greensleeves would be approx. 6.2m from the side boundary of that dwelling, and 15m from the facing side elevation of Greensleeves. The area of Greensleeves near its side boundary with the application site is its driveway, however of views of this area will be obscured by a high hedge and vegetation.
- 4.3.10 The facing side wall of Greensleeves includes clear glazed ground and first floor openings. The proposed dormer is not however considered to cause harmful loss of privacy and amenity as views will be obscured by the boundary hedge and vegetation, and are not considered more harmful than views from the existing side dormer. The proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.11 The proposal will increase the number of bedrooms from three to four, however a minimum of two parking spaces will remain within the site, and is acceptable.. The proposal complies with Policy T2 of the Local Plan, and Section 9 of the NPPF.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **APPROVED**.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 December 2024	