

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00163/FPH	Insertion of 2 no. front dormer windows following demolition of existing front dormer windows. Front porch canopy	10a Traherne Close Hitchin Hertfordshire SG4 9DS

Submitted Plan Nos

286 26 100 286 26 101 286 26 102 286 26 103

1.0 Policies

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Site History**

- 2.1 19/01940/LDCP: Single storey rear extension. Granted (02/12/20).
- 2.2 19/02143/NCS: Single storey rear extension with the following dimension: Length as measured from rear wall of original dwelling - 6.3 metres. Prior Approval Not Required (14/10/19).
- 2.3 17/01910/IPUD: Rear dormer window following removal of existing rear dormers. Granted (03/08/17).

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received at the time of writing report.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a chalet-style bungalow situated on Traherne Close, within the settlement boundary of Hitchin. The site is well set back from the highway and views of the property are largely obscured from the street. Accordingly, the site benefits from a long driveway, including a detached garage forward of the principal elevation, and a rear garden. Multiple examples of front box dormer extensions are viewable throughout Traherne Close.

4.2 **Proposal**

4.2.1 Insertion of 2 no. front dormer windows following demolition of existing front dormer windows. Front porch canopy.

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;
- Highways and parking matters;
- The impact of the proposed development on the environment.

Design

4.3.2 Policies D1 and D2 of the NHLP require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.

4.3.3 The 2no. proposed flat roof box dormers would replace the existing gable dormers on the front roof slope. Each dormer would measure 4.1m in width (plus a slight eaves overhang), 2.7m in depth, and 2.3m in height. The dormer to the west of the slope would feature 1no. front facing

uPVC window, while the dormer to the east would feature 2no. front facing uPVC windows. The design and materials of the windows would match the existing front elevation windows. The dormers would be finished in hanging tiles to match the existing roof.

- 4.3.4 It is acknowledged that the proposed front dormers would be large in scale and visual massing in comparison to the existing dormers, and would therefore alter the appearance of the principal elevation. However, given that the principal elevation of the dwelling is largely screened from views along Traherne Close, and the examples of permitted box dormers of a similar scale and design in the locality, the proposed dormers would not be objectionable in design terms.
- 4.3.5 The proposal is considered to accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.7 The provision of the new front dormers would not intensify the existing relationship between the dwelling and neighbouring property, no.10 Traherne Close, by an unacceptable degree of overlooking. The property is adequately spaced from neighbouring properties to constitute unacceptable overshadowing or overdominance impacts. The proposed porch canopy would be a minor form of development and is therefore not considered to have any neighbour amenity impacts.
- 4.3.8 The proposal therefore accords with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking

- 4.3.12 The proposal would neither increase the no. of bedrooms of the dwelling, nor existing access and parking arrangements on site, and therefore complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.13 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design', for which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain:

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

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.

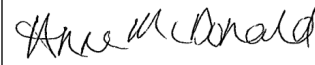
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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: 9 March 2026	