

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00846/FPH	Insertion of dormer to existing front roofslope to facilitate conversion of loftspace into habitable accommodation.	56 Chilvers Bank Baldock Hertfordshire SG7 6HT

Submitted Plan Nos

003-100A 003-101A 003-102A 003-103A 003-201A 003-202A 003-203A 003-204A 003-205A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Planning History**

2.1 None.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **Baldock Neighbourhood Group** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a mid-terraced dwelling located on the west side of Chilvers Bank, Baldock. Properties in this part of Chilvers Bank are of similar character, with pitched roofs that facilitate a uniform street scene.

4.2 **Proposal**

4.2.1 Planning permission is sought for the insertion of dormer to existing front roof slope to facilitate conversion of loft space into habitable accommodation.

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be

granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

- 4.3.3 The proposal incorporates the insertion of a dormer window on the existing front roof slope. The dormer would measure approx. 2.63m in height, 3.7m wide and 1.5m deep, with a flat roof. The proposal would be finished in red/brown plain tiles to the walls, an anthracite zinc roof, and black uPVC windows. The proposed fenestration would be a high level, wide window on the front elevation. The proposed dormer is to facilitate the insertion of a staircase from first to second floor to allow for the remaining roof space to be converted into habitable accommodation.
- 4.3.4 The proposed dormer window on the existing front facing roof slope would be a sizable addition to this property and given its location, it would be very visible in the street scene. Properties on this side of Chilvers Bank are largely similar in scale and character; two-storey dwellings with dual-pitched gabled roofs with a few properties having rooflights or solar panels on the front roof slope, which contributes to the prevailing character and appearance of the street scene which is relatively uniform. There are no other existing dormer windows on front facing roof slopes in this part of Chilvers Bank, nor are there any in the wider locality. As such, owing to the scale and location of the proposer dormer window, it is considered that the proposal is not sympathetic to the host dwelling in form and would be harmful to the prevailing character of the area. The proposal would therefore be contrary to Policy D1 and D2 of the Local Plan and Section 12 of the NPPF and is therefore unacceptable in design terms.

Impact on Neighbours

- 4.3.5 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.6 The property is a mid-terraced property set between Nos 54 and 58 Chilvers Bank. The proposal, given its location, design and scale relative to these immediate neighbours, is considered unlikely to result in any materially adverse harm to the reasonable living conditions and well-being of neighbours, with respect to overbearingness, loss of privacy, and loss of daylight/sunlight.
- 4.3.7 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.8 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 to it falling under the scope of the 'de minimis' exemption as this is a householder application.

4.4 Conclusion

- 4.4.1 The proposal is considered unacceptable in design terms and is not in accordance with Policies D1 and D2 of the Local Plan, as well as Section 12 of the NPPF.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

5.0 **Recommendation**

5.1 That planning permission be **REFUSED** for the following reason:

1. The proposed dormer window, by virtue of its scale, design and location on the front roof slope, would not be sympathetic to the form of the host dwelling and would be harmful to the prevailing character and appearance of the area. The development would not respond positively to the sites local context or be sympathetic to the existing house, contrary to Policy D1 and D2 of the North Herts Local Plan 2011-2031 and Section 12 of the National Planning Policy Framework.

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: 13 May 2025	