

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03145/FPH	Insertion of front dormer windows and rear box dormer with Juliet balcony to facilitate loft conversion into habitable accommodation.	145 Cleveland Way Great Ashby Stevenage Hertfordshire SG1 6BU

Submitted Plan Nos

Location Plan 2025-12-SUR-100- 2025-12-SUR-200 2025-12-PL-100- 2025-12-PL-200

1.0 Policies

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 None relevant.

3.0 Representations

3.1 **Neighbour Consultation** – None received.

3.2 **Great Ashby Community Council** – None received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site accommodates an end-terraced two storey dwelling situated on Cleveland Way, Great Ashby. The site benefits from a driveway, a garage and a rear garden.

4.1.2 The streetscene shows a mixture front dormers, front and side through eaves dormers and side and rear box dormers.

4.2 Proposal

4.2.1 *Insertion of front dormer windows and rear box dormer with Juliet balcony to facilitate loft conversion into habitable accommodation.*

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 2no. front dormer windows would be uniform in measurements and design and would have a width of 1.7m, a maximum depth of 3.05m and have dual-pitched roofs with a maximum height of 2.35m. The proposed external materials are cladding for the walls, roof tiles to match existing and uPVC windows to match existing. Given the number and variation of dormer windows along Cleveland Way, it is not considered that this design would be incongruous to the streetscene.

4.3.4 The proposed rear box dormer would have a width of 4.3m, a maximum depth of 3.45m and would have a flat roof with a maximum height of 2.6m. The proposed materials are

cladding for the walls, single ply membrane for the roof and powder coated aluminium door. This would likely benefit from a permitted development fallback position.

- 4.3.9 The proposal is considered to accord with Policies D1 and D2 of the Local Plan, as well as Section 12 of the National Planning Policy Framework, and is therefore acceptable.

Impact on Neighbours

- 4.3.10 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.

- 4.3.11 Regarding neighbour amenity, while some additional harm in over-looking may occur to the neighbouring rear gardens, given the permitted development fallback position and vegetation to the end of the rear garden, this is not considered to be at an unacceptable level. Therefore, with regard to neighbour amenity, the proposed works are not considered to cause unacceptable harm, as to be objectionable, in terms of overdominance, shading or loss of privacy

- 4.3.12 The proposal therefore accords with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.13 The proposal includes an increase in the number of bedrooms from 3no. to 4no. On-site parking provision is 2no. parking spaces. On-street parking exists and the site is in a sustainable location. Therefore, with regard to Policy T2 of the NHLP, there are no parking concerns.

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 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 February 2026	