

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02579/FPH	Insertion of rear dormer window including Juliet balcony and two roof lights to facilitate loft conversion	37 Ninesprings Way Hitchin Hertfordshire SG4 9NR

Submitted Plan Nos

2307_00B 2307_05 2307_06

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

SP9 Design and Sustainability

2.0 **Relevant site history**

2.1 23/01532/LDCP - Single storey rear extension – Approved 22/08/23.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two-storey end of terraced dwelling with a pitched roof. The site is near a local shopping parade in a residential area.

4.2 **Proposal**

4.2.1 A rear dormer with a flat roof, and two front rooflights, to facilitate a loft conversion. The number of bedrooms would not be increased.

4.3 **Key Issues**

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

Design

4.3.2 There are no objections to the front rooflights as these would be small with limited visual impacts on the dwelling and locality.

- 4.3.3 The proposed rear dormer would be a large addition to the rear roof slope, occupying most of its area, and would project above the main roof ridge of the dwelling. The dormer is not considered to be of a size and design in keeping with the character and appearance of the host dwelling, exemplified by the dormer projecting above the main roof ridge of the dwelling. This also suggests that the roof of the host dwelling is too low and small to accommodate new accommodation.
- 4.3.4 The dormer would be visible above the roof ridge of the dwelling in the street scene of Ninesprings Way to the front, and is considered would appear incongruous and out of character in that street scene, as other dormers are below the ridge lines of their respective dwellings.
- 4.3.5 Ninesprings Way also extends behind the site, and from which the proposed dormer would be clearly visible. There are no other dormers visible in this part of Ninesprings Way. The size and design of the proposed dormer are as above considered excessive and would detract from the character and appearance of the street scene of Ninesprings Way to the rear of the site. The design is not therefore acceptable. The proposal does not comply with Policies D1 and D2 of the adopted Local Plan; and Section 12 of the NPPF.

Neighbour amenity

- 4.3.6 The proposed rooflights will be small and at a high level, and will not cause loss of privacy and amenity. The projection of the dormer above the main roof ridge will be relatively small and will not affect the front elevations of nearby dwellings.
- 4.3.7 The dormer will be behind the rear elevation of the attached dwelling, and is not considered would have materially greater visual impacts than the host dwelling on the other closest dwelling to the SE. The openings of the dormer will predominantly provide views of the rear garden of the site, and are not considered unreasonably harmful in their impacts. 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.

4.4 **Conclusion**

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

5.0 **Recommendation**

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

- 1. The proposed dormer by reason of its size and design is considered detrimental to the character and appearance of the dwelling and the street scene. The proposal does not comply with Policies D1 and D2 of the adopted Local Plan; and Section 12 of the NPPF.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 January 2025	