

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00844/FPH	Single storey rear extension. Insertion of rear L-shaped box dormer and front rooflights to facilitate conversion of loft into habitable accommodation.	138 Bearton Road Hitchin Hertfordshire SG5 1UB

Submitted Plan Nos

26013 - 001 26013 - 010

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 **Relevant Site History**

- 2.1 No relevant site history.

3.0 **Representations**

- 3.1 **Neighbour Consultation** – 1no. received in objection. Including: no. 137 Bearton Road. Comments summarised below:

- ☐ Cumulative impact of the proposed extensions upon the character of terrace;
- ☐ Cumulative impact of the proposed extensions upon neighbour amenity (overbearing).

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey terraced dwelling along Bearton Road, Hitchin. The site is within the Hitchin settlement boundary.

- 4.1.2 The site benefits from a long rear garden and a rear single-storey lean-to extension which projects beyond the outrigger. A ginnel runs along the west boundary inbetween the site and no.137 Bearton Road. Dormer extensions are a common form of development in the locality, including a L-shaped dormer at neighbouring property no.137 Bearton Road.

4.2 **Proposal**

- 4.2.1 Single storey rear extension. Insertion of rear L-shaped box dormer and front rooflights to facilitate conversion of loft into habitable accommodation.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 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 adjoining neighbour to the west, no. 137 Bearton Road, has objected partially on the grounds that the proposed extensions would be contrary to the established character of the terrace. Each element of the proposal will be discussed in turn below, beginning with the proposed dormer.
- 4.3.4 The proposed L-shaped dormer would sit below the ridge height of the main dwelling, and would extend along the rear roofslope and roof of the existing outrigger projection. The dormer would be set in from the top, bottom and west edges of the roof, which would mitigate the scale and dominance of the dormer in relation to the existing built form. The proposed obscure-glazed windows to the dormer would match the materials and design of the existing fenestration. I therefore consider the proposed dormer to have

an acceptable level of respect for the proportions and character of the main dwelling. Due to the siting of the dormer below the roof ridge, the dormer would not be visible from the Bearton Road and therefore would not have an adverse impact on the street character.

- 4.3.5 No.137 provides a strong precedent for the proposed L-shaped dormer. Application 17/00986/1HH permitted an L-shaped box dormer at no.137, which almost exactly mimics the proposed dormer under 26/00844/FPH in terms of scale and bulk. The materials of the dormer at no.137 are similar insofar as a cladded external finish and use of uPVC. Given this strong precedent, I therefore consider that the proposed L-shaped dormer would be in keeping with its immediate context.
- 4.3.6 The proposed single-storey rear extension would extend beyond the existing outrigger by an additional 5m, with a slight wrap around the outrigger. The extension would have a dual-itched roof, measuring 2.4m to the eaves and 3.6m to the ridge. While the proposed extension would be deep, a separation gap would be maintained between the extension and the west boundary to accommodate the ginnel; a traditional feature of terraced dwellings along Bearton Road. Furthermore, the dual-pitched roof would be commensurate with the existing roof form of the main dwelling, and the extension would be constructed with materials to match existing. The single storey rear extension is therefore considered to be of an appropriate design for its context.
- 4.3.7 Overall, the proposal is considered to accord with Policies D1 and D2 of the NHLP, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.8 Policy D3 of the Local Plan permits development that would not result in unacceptable 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.
- 4.3.9 No.137 Bearton Road has also objected on neighbour amenity grounds; principally, that the cumulative bulk of the proposed extensions would constitute unacceptable overbearing impacts to their rear amenity space. It should be noted that the objection referenced a 'first floor' element. However, no extensions at first floor level are proposed.
- 4.3.10 The proposed dormer extension would not give rise to overshadowing and overbearing impacts upon no.137 Bearton Road as it would sit parallel with the dormer extension of this property and be of almost identical proportions. Outlook from the set back window of the dormer would be obscured by the eastern flank of no.137's dormer, while the north-most would be obscure-glazed to mitigate potential overlooking impacts.

- 4.3.11 While the proposed single storey extension would be deep, the extension would be removed from the west boundary to accommodate the existing ginnel walkway. Therefore, on account of the single-storey nature of the extension and its siting away from the west boundary, I consider that the proposal would not give rise to any unacceptable overshadowing, overbearing or overlooking impacts to no.137 Bearton Road.
- 4.3.12 The proposed dormer and ground floor extension would be constructed along the boundary line shared between no.138 and no.139 Bearton Road. As the proposed dormer would be contained to the existing rear/outrigger roofslopes, and the north-most window would be obscured glazed, I do not consider that the proposed dormer would give rise to unacceptable overlooking, overbearing or overshadowing impacts to no.139 Bearton Road.
- 4.3.13 While the ground floor extension would be constructed against the east boundary, the respectable height and dual-pitched roof of the extension would mitigate the feeling of bulk along this boundary, and there is already a precedent for development in this siting on account of the existing single-storey rear extension. No windows are proposed to the east elevation and the proposed roof lights would be positioned 1.7m above finished floor levels. Therefore, I do not consider that the proposed single storey extension would have an unacceptable impact upon the amenity of no.139 Bearton Road.
- 4.3.14 Overall, the proposal would not have an unacceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.15 The site is within a sustainable location and benefits from established on-street parking. Therefore, the proposal accords with Policy T2.

Environmental Implications

- 4.3.16 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'; with 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 (BNG)

4.3.17 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.

3. The ground floor extension 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:

0. 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: 14 July 2026	

