

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00680/FPH	Single storey side extension following demolition of existing garage and shed. Insertion of front and rear dormer windows to create accommodation at first floor level. Replacement windows and alterations to existing roof. Installation of boundary wall and relocation of entrance gate to facilitate additional parking	217 Bedford Road Hitchin Hertfordshire SG5 2UE

Submitted Plan Nos

237-001 087-003 237-004 237-020-B - Proposed Site and Ground Floor Plan 237-021-B - Proposed First Floor Plan 237-022-B - Proposed South Elevation Plan 237-022-Rev-A 237-023 - Proposed Rendered East Elevation Plan 237-023-B - Proposed East Elevation Plan 237-024-B - Proposed North Elevation Plan 237-025-B - Proposed West Elevation Plan 237-026-B - Cross Section Plan 237-028-B - Proposed Roof Plan

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 80/00264/1 - Erection of single storey side extension.

Conditional Permission

- 2.2 25/00017/PREH - Front and rear dormers and conversion of loft. Demolition of existing garage to create side annexe. Upgrade of existing windows, remodelling of existing interior and roof coverings. All associated electrical, plumbing and heating services.

Complete

3.0 Representations

- 3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a single storey, detached 2 bed bungalow. There is an existing single storey side extension and outbuilding. The dwelling sits on a corner plot on the west side of Bedford road and the north side of Bowyer's Close. The front entrance to the dwelling faces Bowyer's Close. The surrounding streetscene is mixed with a variety of housing types and styles, many of which have been altered and extended including extensions to the roof. The material palette used in the locality appears consistent with the use of brown plain clay tiles, red facing brick, elements of render and cladding with windows having some variation in openings and materials. On the opposite side of Bowyer's Close sits a similar bungalow; there are different, subservient extensions that differ slightly in layout and roof form.

4.2 **Proposal**

- 4.2.1 Single storey side extension following demolition of existing garage and shed. Insertion of front and rear dormer windows to create accommodation at first floor level. Replacement windows. Installation of boundary wall and relocation of entrance gate to facilitate additional parking.

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 proposal includes a change in the external appearance of the existing dwelling as well as the proposed extension; whereby the facing brick and render walls would be painted off-white. The existing dwelling and streetscene incorporates mixed examples of white paint and render. There are no completely white dwellings in the immediate locality; however, given the existing use of white paint and render on the dwelling and others in the locality, the proposed off-white painted brick and render is not considered to cause an unacceptable level of harm to the character and appearance of the dwelling and wider streetscene as to be objectionable. Additionally, the existing single storey rear element is proposed to have a single ply sedum roof to match the proposed single storey side extension. The sedum roofs would be a departure from character and appearance of the locality; however, it would mark an increase in BNG and the dwelling currently has the appearance of being surrounded by vegetation, through the surrounding hedge row along the boundary line, which the sedum roofs would complement.
- 4.3.4 The proposed side extension would measure 4.4m in depth to meet the western shared boundary, 13.0m in depth and have a flat roof with a height of 2.7m. The proposed side extension would run along the western shared boundary line and be offset from the northern shared boundary line by 1.0m. The proposal includes 2no. rooflights on the proposed side extension. The external materials would be off-white render for the walls, aluminium framed windows and sedum roof on EPDM membrane.
- 4.3.5 The proposal includes 2no. dormer windows, 1no. smaller front dormer window and 1no. larger rear dormer window, that have been designed in-line with pre-application advice. The proposed front dormer window would measure 2.5m in width, a maximum of 2.6m in depth and have a flat roof with a maximum height of 2.0m. The proposed rear dormer would measure 3.9m in width, a maximum of 2.6m in depth and have a flat roof with a maximum height of 2.3m and include 1no. roof light. The external materials would be dark grey/dark brown aluminium/fibre cement cladding for the walls to closely match the existing roof slope, dark grey EPDM/single ply membrane flat roof and aluminium framed obscured windows. While the dormer windows would add additional bulk to the roof slope, following pre-application advice, they have been reduced in size and incorporate more sympathetic external materials.
- 4.3.6 The proposed boundary wall would be of similar height and materials as the existing boundary wall.

- 4.3.7 Alterations to fenestration include: 1no. rooflight, 1no. replacement uPVC window and 1no. new glazed timber doorway to the existing rear element; 1no. new sliding aluminium framed window and 1no. new glazed timber doorway to the eastern side elevation; 1no. replacement uPVC window and 1no. new sliding aluminium framed window to the front elevation; 1no. replacement uPVC window to the rear elevation.
- 4.3.5 In my view, the scale of the proposed extension and dormer windows would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.8 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.
- 4.3.8.1 Regarding no.219 Bedford Road, the northern neighbour, the proposed side extension would be offset from the shared boundary line by 1.0m and at a height of 2.7m, it is not considered that the proposal would cause unacceptable harm in terms of overdominance. The proposal includes no rear elevation windows on the dormer windows and 2no. rear elevation ground floor windows. So, it is not considered that the proposal would cause unacceptable harm to no.219 Bedford Road in terms of overlooking or loss of privacy.
- 4.3.9 Regarding no.14 Bowyers Close, the western neighbour, the proposed side extension would add 13.0m of built form along the shared boundary line; however, as the entirety of this built form would run along their driveway and at a height of 2.7m, it is not considered that the proposal would cause unacceptable harm in terms of overdominance. The proposal includes side elevation windows on the dormer windows; however, these windows serve a bathroom and be obscured. So, it is not considered that the proposal would cause unacceptable harm to no.14 Bowyers Close in terms of overlooking or loss of privacy.
- 4.3.11 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The proposal does include an increase in the number of bedrooms from 2no. to 4no. and the demolition of the garage would reduce on-site parking provision down to 1no. space. While this would not comply with Policy T2 of the NHLP, the site does benefit from on-street parking and the site is in a sustainable location.

Environmental Implications

- 4.3.13 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:

- 4.3.14 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 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

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: 20 May 2025	