

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00363/FPH	Raise existing roof ridge height to facilitate first floor extension over existing kitchen.	14 Gosmore Ley Close Gosmore Hitchin Hertfordshire SG4 7QJ

Submitted Plan Nos

24/06/03A 24/06/04A 24/06/05A 24/06/06

1.0 Policies

D1	Sustainable design
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D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

HE1 Designated heritage assets

SECN12 Achieving well-designed places

SECN16 Conserve + enhance historic environment

SP13 Historic environment

SP9 Design and Sustainability

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey detached dwelling with a pitched roof. The site is in a residential area of detached dwellings. The site shares a boundary with a Conservation Area on its south-west side.

4.2 **Proposal**

4.2.1 The proposal is to raise the eaves and ridge height of a NW facing projection make it two storeys to match the rest of the dwelling. The number of bedrooms will not be increased.

4.3 **Key Issues**

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

Design

- 4.3.2 The proposal will be a fairly significant enlargement of the NW projection of the dwelling, which is presently a modest chalet bungalow style. The proposal will however match this part of the dwelling with its larger two storey design on its SE side, therefore the proposal is considered in keeping with the character and appearance of the dwelling.
- 4.3.3 The proposed extension will be visible in the street scene, however it's not considered that it will be harmful as it would match the remainder of the existing dwelling, the NW projection is set back from the highway, and there are two storey dwellings of a similar size. The proposal is not considered harmful to the Conservation Area as the dwelling is set away from the boundary and the increase in size and height of the dwelling will not appear significantly different from the existing. The proposal complies with Local Plan Policies D1, D2, SP13 and HE1, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.4 The extension will be sufficiently far from the closest dwellings in Gosmore Ley Close to not harm their amenity. The closest dwelling to the extension is Gosmore Ley to the SW, however due to the distance between the dwellings and as the difference in the eaves and ridge heights will not appear significant, the proposal is not considered overbearing or would cause loss of light to Gosmore Ley.
- 4.3.5 The rear wall of the extension includes a first floor window that would result in overlooking and loss of privacy to side windows of Gosmore Ley. The new window would however serve a bathroom and can be required by condition to be obscure glazed. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

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**.

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 extension(s) 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.

4. The first floor rear window on the south-west elevation of the extension shall be obscure glazed and be incapable of opening unless the openable part is 1.7m above the finished floor level of the room which it serves.

Reason: In the interests of privacy and amenity. To comply with Policy D3 of the Local Plan.

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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 15 April 2025	

