

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01448/FPH	Hip to gable side roof extension to existing hipped roof, replacement front dormers and insertion of rear box dormer.	13 High View Hitchin Hertfordshire SG5 2HL

Submitted Plan Nos

234/25/100 234/25/101 234/25/102 234/25/103

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

- 2.1 11/02455/1HH - Side and rear extension to provide additional ground floor accommodation together with roof extension and dormer windows in front and rear roofslopes to facilitate conversion of loft to habitable accommodation – Approved 12/12/11.

3.0 **Representations**

- 3.1 No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached chalet bungalow dwelling with a pitched roof. The site is in a residential area comprised of detached dwellings.

4.2 **Proposal**

- 4.2.1 The proposal is for a hip to gable roof extension on both sides, a new rear dormer with a flat roof, two replacement front dormers with flat roofs, and three new front rooflights. The number of bedrooms would be increased from three to four.

4.3 **Key Issues**

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

Design

- 4.3.2 There are no objections to the front rooflights. The two new front dormers would be larger than the existing, however it's not considered that they would visually dominate the resulting front roofslope; and would not appear out of place in what is a street scene of mixed character of dwellings, some of which also have front dormers.
- 4.3.3 The hip-to-gable roof extension would change the character of the dwelling to a more substantial chalet bungalow, although the roof height would not be altered. Dwellings in the street scene are of a mix of designs and roof forms, including some dwellings with gable roofs, therefore the hip-to-gable extension is considered acceptable in this respect. Some spacing would remain on each side of the enlarged roof, which is considered would maintain this aspect of the street scene. The hip-to-gable roof extension is considered acceptable.
- 4.3.4 The proposed rear dormer would be a large addition to the resulting rear roof slope, and unusual for a dormer as it would wrap around an existing area of flat crown roof and therefore would be larger than most dormers.
- 4.3.5 The dormer would however be set in from the edges of the resulting roof slope, and is considered comparable in its coverage of the resulting roof slope to a large rear dormer granted planning permission (reference 19/02018/FPH) at No. 19 High View, which has been built. This is considered to be a material consideration in favour of the dormer proposed at No. 13.
- 4.3.6 The dormer would also have limited to no visibility in the street scene as it would be substantially obscured by the application property and other nearby dwellings. On balance, it's not considered that the rear dormer would result in visual harm so significant that it should be refused. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.7 The new front rooflights will be small, and will not harm amenity. The replacement front dormers will be small, set away from both neighbouring dwellings, and their openings will primarily provide views of the front of the site, therefore these dormers will not harm amenity.

- 4.3.8 The hip-to-gable roof extension would be to the north of No. 11, and will not cause loss of light. The facing side elevation of No. 11 includes one rooflight, although as it's angled the roof extension is not considered to appear harmfully overbearing from it.
- 4.3.9 The side wall of the hip-to-gable is proposed to include a window, which is annotated as being obscure glazed. This window would serve a room annotated as being a Study, with the floor plan also showing a bed, therefore it's not considered that it would be a main bedroom. The room is also proposed to have a front rooflight, which would provide additional outlook, therefore the side window facing No. 11 can be required by condition to be obscure glazed.
- 4.3.10 The rear dormer would not cause loss of light to the rear elevation and garden of No. 11 as it would be to the north. The dormer would be a similar depth as a rear projection of No. 11, and it's not considered that it would appear overbearing.
- 4.3.11 Two side windows of the dormer that could potentially overlook the rear garden of No. 11 are annotated as being obscure glazed, and can be required to be obscure by condition as one window would serve a bathroom, and the other window would be secondary for a bedroom. Impacts on the amenity of No. 11 are acceptable.
- 4.3.12 The other dwelling that could be affected is other neighbour No. 15 to the north. No. 15 does not have any side openings that could be affected. The front of No. 15 is slightly behind the front of No. 13, however the closest ground floor space of No. 15 is a garage, and a first floor dormer is set away from the boundary, therefore the proposed roof extension and rear dormer won't cause harmful loss of light and overbearing impacts to the front of No. 15.
- 4.3.13 The roof extension will be behind the rear elevation and garden of No. 15, and won't cause loss of amenity. The rear dormer will be a similar depth to the rear elevation of No. 15 and won't result in harmful loss of light and overbearing impacts. No openings are proposed facing No. 15, therefore loss of privacy won't be caused. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.14 The number of bedrooms will be increased from three to four. The site has parking provision for two cars, which will be retained, and complies with minimum parking requirements. The proposal complies with Local Plan Policy T2 and is acceptable.

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 three new first floor south elevation side windows of the approved development facing towards No. 11 High View shall be obscure glazed.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 July 2025	