

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00832/FPH	Single storey side extension linking garage to existing dwelling. Alterations to existing garage to include rear extension and alterations to fenestration following removal of existing garage doors to facilitate garage conversion into habitable accommodation. Insertion of rear dormer window, front and side rooflights to facilitate loft conversion. Replacement roof to existing single storey rear element and insertion of rooflight. Alterations to fenestration and insertion of first floor rear dormer window.	6 Bearton Avenue Hitchin Hertfordshire SG5 1NZ

Submitted Plan Nos

21131-S001 21131-P001-B -

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 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a semi-detached two-storey dwelling situated on Bearton Avenue, Hitchin. The application site benefits from a driveway, a garage and a front and rear garden.

4.1.2 Examples of front and rear dormers exist within the locality; examples of flat roof dormers and hipped roof dormers exist along Bearton Avenue. Dormer windows along Lancaster Road and Fishponds Road are visible from Bearton Avenue.

4.2 **Proposal**

4.2.1 Single storey side extension linking garage to existing dwelling. Alterations to existing garage to include rear extension and alterations to fenestration following removal of existing garage doors to facilitate garage conversion into habitable accommodation.

Insertion of rear dormer window, front and side rooflights to facilitate loft conversion.
Replacement roof to existing single storey rear element and insertion of rooflight.
Alterations to fenestration and insertion of first floor rear dormer window.

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 and Appearance:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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 Alterations to the garage include a 1.6m front extension and a 2.2m rear extension while maintaining the existing roof form, pitch and height. The design includes 1no. window and 1no. external door to the north side elevation. The proposed external materials are set to match existing.

4.3.4 The proposed single storey side extension would have a width of 1.5m, a depth of 4.65 to meet the front extension of garage and create an internal link while remaining well set back from the principal elevation wall and would have a pitched roof with an eaves height of 2.3m and a peak height of 3.4m. The design includes 2no. rooflights. The proposed external materials are set to match existing. Given the mix of side elements along Bearton Avenue, the change visible from the front elevation would not appear incongruous to the grain of development.

4.3.5 The proposed rear dormers, following the removal of the existing chimney stack would be acceptable in scale with hipped roof forms and the proposed external materials are set to match existing. The design includes 2no. front rooflights and 1no. side rooflight to facilitate the loft conversion. Examples of rear and side hipped roof dormers exist on Bearton Avenue. The proposed design with walls and roof tiles to match the existing dwelling are likely to blend more seamlessly than other flat roof examples along Bearton Avenue.

4.3.6 Alterations to the rear elevation include the replacement of an existing external door with a window; the replacement of existing solid lower panels to rear element with glazing; the replacement of the existing glazed roof to the rear element with pitched roof with 1no. rooflight and plain clay tiles to match existing.

- 4.3.7 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 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.
- 4.3.9 Regarding no.8 Bearton Avenue, the adjoining neighbour, the additional built form is unlikely to overly affect this property. The proposed dormers may create an additional sense of overlooking above existing; however, this is no more than can be expected in an urban environment, the visual angle towards the patio area of the garden would be very acute and a close relationship with first-floor windows already exists. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.8's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.10 Regarding no.4 Bearton Avenue, the non-adjoining neighbour, the proposed single storey side extension and front garage extension would run along existing built form to no.4. The proposed dormers may create an additional sense of overlooking above existing, given the current screening; however, this is no more than can be expected in an urban environment and the visual angle towards the patio area of the garden would be very acute. The rear garage extension of 2.2m would be notable at a ridge height of 3.9m, but the impact would be mitigated given the existing relationship, roof pitch and that it would likely provide additional screening to the patio area of no.4. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.4's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 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:

- 4.3.12 The development includes an increase in the number of bedrooms from 3no. to 4no. The site would retain sufficient space for 2no. parking spaces. Therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.13 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

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 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 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 May 2026	