

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00935/FPH	Single storey rear extension following demolition of existing conservatory. Installation of box dormer to existing rear roofslope to extend existing loftspace.	85 High Street Kimpton Hitchin Hertfordshire SG4 8QL

Submitted Plan Nos

Location Plan HPS51_85 HPS51_85 HPS51_85 HPS51_85 HPS51_85 HPS51_85

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 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – 2no. comments made in support. Both by immediate neighbours (nos.81 and 87 High Street).

3.2 **Kimpton Parish Council** – No comments

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached two-storey dwelling situated on High Street, Kimpton. The application site benefits from a detached garage, driveway and a long, thin rear garden.

4.2 **Proposal**

4.2.1 Single storey rear extension following demolition of existing conservatory. Installation of box dormer to existing rear roofslope to extend existing loftspace.

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 The proposed single storey rear extension would have a width of 6.2m, a depth of 6.0m extending ~1.75m deeper than the existing conservatory and would have a crown roof with an eaves height of 2.5m and a maximum height of 3.4m. The design includes 1no. rooflight. The proposed external materials are all set to match existing. The depth of 6.0m is mitigated by the existing built form to and distance between the immediate neighbours.
- 4.3.4 The proposed rear dormer would have a width of 8.1m, a maximum depth of 5.1m and would have a crown with a maximum height of 2.82m. No side elevation windows are proposed. The proposed external materials are set to match existing.
- 4.3.5 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. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 Regarding no.87 High Street, the western neighbour, the proposed rear extension would extend to a similar depth of the existing rear element to this property. No upper-floor side elevation windows are proposed. The potential additional sense of overlooking from the dormer window would be no more than expected in an urban environment and would result in a similar level of upper-floor glazing as this property. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.87's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.8 Regarding no.81 High Street, the eastern neighbour, the proposed rear extension would largely run along existing built form to this property. While it would extend ~1.75m deeper than existing, this would be at a reduced maximum height from the existing conservatory. The existing built form and distance between dwellings mitigates a sense of dominance. No upper-floor side elevation windows are proposed. The

potential additional sense of over-looking from the dormer window would be no more than expected in an urban environment and would result in a similar level of upper-floor glazing as this property. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.81's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

- 4.3.9 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 development does not indicate an increase in the number of bedrooms. The application site maintains sufficient space for a minimum of 2no. parking spaces. Therefore, with regards to Policy T2 of the NHLP, no parking issues would arise from this development.

Environmental Implications

- 4.3.11 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:

- 4.3.12 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	