

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00401/FPH	Insertion of dormer window to existing rear elevation roofslope.	2 Garden Houses Putteridge Park Luton Hertfordshire LU2 8LD

Submitted Plan Nos

Location Plan SCH/25/01 SCH/25/02 SCH/25/03

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

SECN13 Protecting Green Belt Land

SP5 Countryside and Green Belt

SP9 Design and Sustainability

2.0 **Site History**

2.1 21/02506/LDCP - Siting of a mobile home within curtilage to provide ancillary accommodation to main dwelling (as amended by location plan and site plan 01A received 11.10.21) – Approved 12/10/21.

3.0 **Representations**

3.1 **Neighbours** – The following comments were received from No. 1 Garden Houses:
☐ Totally support the application.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two storey dwelling with a pitched roof. The site is in the Putteridge Bury estate which is of rural agricultural character. The site is in the Green Belt.

4.2 **Proposal**

4.2.1 The proposal is for a new rear dormer with a pitched roof. The number of bedrooms will not be increased.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the principle is acceptable, design, and impacts on neighbour amenity.

Principle of Development

- 4.3.2 The site is in the Green Belt in the adopted Local Plan. Whether developments in the Green Belt are acceptable in principle will depend on whether they comply with the NPPF and Policy SP5 of the Local Plan, and if there are any other material considerations relevant.

- 4.3.3 The NPPF in paragraphs 154 and 155 sets out what development is not inappropriate in the Green Belt, with the relevant parts of those paragraphs stating:

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

- 4.3.4 In assessing the proposal against the above criteria, the proposed development is considered to be an extension to the dwelling. The existing dwelling has no planning history for enlargements and is considered original.
- 4.3.5 The proposed dormer would be a small addition to the dwelling given its proposed size relative to the much larger two storey dwelling. The increase in volume is considered to be around 3%.
- 4.3.6 The proposed enlargement is not considered to be a disproportionate addition to the original building on its own and cumulatively. The proposal is considered acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Design

- 4.3.7 The proposed dormer is considered to be of a size and design that would relate acceptably to the character and appearance of the dwelling, and will not appear excessively large on the rear roofslope. The dormer will have limited impacts on the locality. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.8 The proposed dormer will be set behind the closest openings of attached dwelling No. 1, and will not appear overbearing or cause loss of light. It's not considered that there will be harmful loss of privacy as views of the garden of No. 1 will be more oblique, and the dormer will serve a bathroom which would be expected to be used infrequently. 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 **APPROVED**.

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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 April 2025	