

Planning, Design and Access Statement

137 Mendip Way, SG1 6GD

Insertion of 2 dormer windows in the front elevation and
1 dormer window in the rear elevation to facilitate a loft
conversion

June 2025



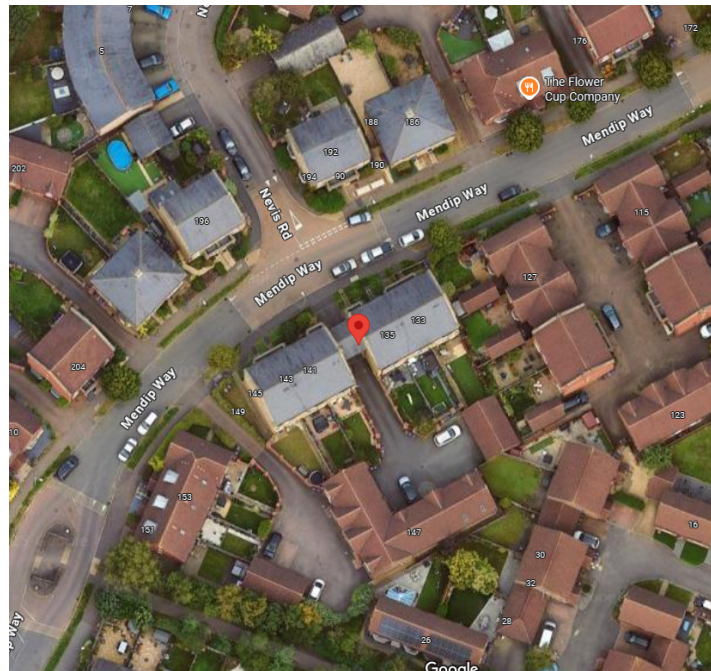
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1. Introduction

- 1.1 This is a planning application to support the conversion of the underutilised roof space of this family property.
- 1.2 The applicant contends that the rear dormer window qualifies as Permitted Development; however, efforts to locate the original consent for the Great Ashby estate have not clarified whether permitted development rights were withdrawn through any conditions. To ensure the proposal is lawfully compliant, the dormer window is included in this application. Nevertheless, if the Council determines that the window does fall under permitted development and the original estate consent can be located to ensure no removal of PD rights, it should be recognised as a realistic fallback option within the proposal and accordingly afforded substantial weight.

2. Site Description

- 2.1 The application site is a terraced on Mendip Way opposite the junction with Nevis Road. The building is typical of others on Mendip Way being 3 storeys in height and of a yellow brick.
- 2.2 The property is well served by existing off street parking and a generous garden. The property enjoys the benefit of a garage parking space to the rear accessed from the driveway adjacent.

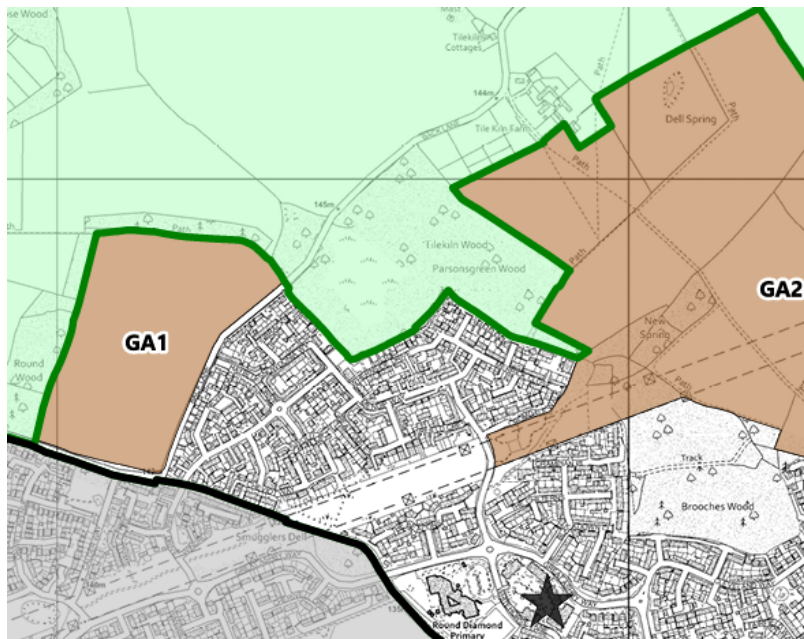




- 2.3 The local area is well connected to local facilities and public areas of open space. The road is not restricted in terms of parking.

3. Local Plan Designations and Planning Policy

- 3.1 The North Herts Local Plan 2011-2031 was adopted on 8th November 2022. The proposal map shows the site as being within the built up area.
- 3.2 The site is not within a Conservation Area and neither the building nor any surrounding buildings are listed.

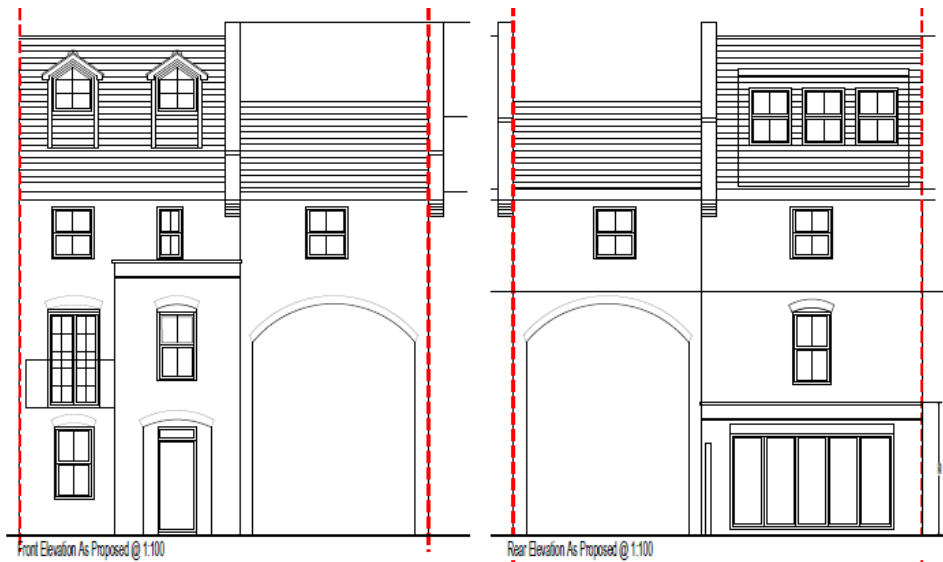


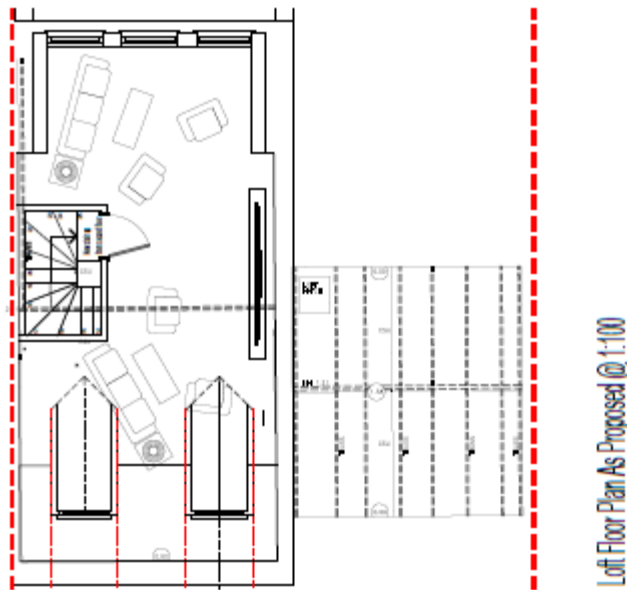
3.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant Development Plan, unless material planning considerations indicate otherwise. The Development Plan comprises the following key documents:

- National Planning Policy Framework 2024
- North Herts Local Plan 2011 - 2031

4. Description of the Proposal

- 4.1 This application proposes 2 small pitch dormer windows in the front elevation and a flat roof dormer window in the rear elevation in order to facilitate a loft conversion to create a family living area.
- 4.2 Other than for the creation of a new staircase, the ground and first floor remain unchanged. Access continues to be taken from Mendip Way with ground floor access to the rear garden being available.





5. Planning Analysis

Principle

- 5.1 Within settlement boundary, modest alteration to an existing dwelling is acceptable having garnered support from Policy SP2 of the Local Plan
- 5.2 The proposed dormer windows should be seen as small alterations and are in a location that ensure that the resultant dwelling remains in keeping with the character and appearance of both the immediate and wider locality. Dormer windows are no uncommon in the locality, when standing to the front of the site dormers can be seen to the front of Nos 180 and 178; as well as being a common feature in Nevis Road, Haybluff Drive, Cotswold Drive and Windrush Close, all of which are very close to the application site.
- 5.3



- 5.4 The dormers would be set comfortable away from the roof edge and due to the design of the dwelling would not play a prominent part in any public views of the dwelling, thus impacts on the wider locality would be limited.
- 5.5 The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF

Design

- 5.6 The proposed built form and materials are designed to be consistent with the existing dormers on neighbouring dwellings. Typically, front dormer windows are narrower with pitched roofs, like the proposal. The rear dormer is larger but is largely screened from public view and does not alter the original design of the dwelling to an unacceptable degree. Although some views of the dormers may be possible from the surrounding area, their scale is considered appropriate for maintaining the character and appearance of the dwelling when viewed from the possible vantage points.
- 5.7 The proposal complies with Policy D1 of the Local Plan.

Impact on the street scene

- 5.8 The larger dormer window would be to the rear of the dwelling and would therefore be predominantly obscured from view from the public realm. The front 2 dormer windows are entirely in keeping with others found in the local area.
- 5.9 Some views would be gained from neighbouring gardens, though the dormer windows would not dominate or be intrusive within views.

Impact on neighbours

- 5.10 The proposed changes to the openings are anticipated to have comparable effects to those currently in place and are considered acceptable. The new front dormers will be modest in size, offering views primarily towards the front of the site, without impacting amenity. The rear dormer will overlook a parking area and associated garages. These modifications will not create any additional overlooking beyond what is already possible from existing windows.
- 5.11 The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 5.12 The number of bedrooms remains unchanged, and parking will still be provided for one car in the existing garage. Although the property lacks sufficient spaces per policy, this situation is not worsened by the proposal. As such, the development meets Policy T2 of the Local Plan.

BNG

- 5.13 The proposal is exempt from BNG requirements.

Climate change

- 5.14 Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.