

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02695/FPH	Insertion of 2 high level rooflights to existing rear elevation roofslope to facilitate conversion of loftspace into habitable accommodation.	137 Mendip Way Great Ashby Stevenage Hertfordshire SG1 6GD

Submitted Plan Nos

22414-600 Rev C 22414-800

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 25/01983/FPH - Insertion of 2 front dormer windows and 1 rear box dormer window in existing roof slopes to facilitate a loft conversion.

Refused

- 2.2 25/00262/FPH - Single storey rear extension

Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – 4 received in objection. Including: Nos. 141, 143, 149, 194, 196 Mendip Way.

☐ **Parking concerns:**

- Already limited/insufficient parking on-site and on-street which will be exacerbated by site allocation GA1 and GA2 in close proximity. The property has access to 1 no. parking space via a garage to the rear; however, this is too small to accommodate larger modern cars. Additionally, land in front of these garages is privately owned and governed by a legal covenant restricting parking.

Concerns that the intention is to convert the property into a HMO and increase parking issues.

- Neighbour Amenity concerns:
 - Concerns of overlooking, increased disturbance to neighbouring properties.
- Design concerns:
 - The front rooflights would cause an interruption of the uniform roofline to the unique set of terraced houses.
- Continued construction concerns:
 - The dwelling has had continued construction works for roughly a year. There are concerns that, if the proposal is approved, nuisance (dust, noise, debris, mess spilling into neighbouring garden, material delivery, etc...) from construction would continue for an unreasonable amount of time in the residential area.
- Policy Conflict:
 - It is stated that proposed development fails a core principle set out in the NPPF to secure a good standard of amenity for all existing and future occupants.

3.2 Great Ashby Community Council – Objection.

- Objection on the grounds of highways and parking and the impact of the proposed development on the living conditions of neighbouring properties. Parking is already insufficient and will worsen with the proposed parking restrictions and traffic regulation orders due to be imposed in this section of Mendip Way as required for construction traffic accessing the GA1 Roundwood site. Therefore, the view of the Community Council is that the proposed development fails a core principle set out in the NPPF to secure a good standard of amenity for all existing and future occupants.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site accommodates a 3 storey, terraced dwelling situated on Mendip Way, Great Ashby. The site benefits from a garage and a front and rear garden. The application site sits between allocated sites GA1 and GA2. Permitted Development Rights have been removed.

4.2 Proposal

- 4.2.1 Insertion of 2 high level rooflights to the existing front elevation roofslope to facilitate conversion of loftspace into habitable accommodation.
- 4.2.2 This application is considered in conjunction with 25/02694/FPH for the insertion of 2no. front rooflights as both applications contribute to the conversion of the loftspace into habitable accommodation.

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

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. This policy is broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The proposal is for 2no. rooflights to the rear elevation roofslope. Both would be positioned no lower than 1.7m above floor level.

4.3.4 The application dwelling is part of a row of 6no. uniform terraced town house dwellings with a unique design for the area. The proposed rear rooflights would disrupt the uniformity of the roof form; however, as there would be no additional mass and the rooflights are to the rear, there would be no increase in the perception of height and bulk, nor would they be visible from the streetscene. Therefore, on balance, the rooflights are unobjectionable in design terms.

4.3.5 The proposal would not be considered to be contrary to Policy D1 of the Local Plan or Section 12 of the National Planning Policy Framework.

Impact on Neighbours

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 the properties to the rear of the application dwelling, namely no.139 Mendip way, this property is currently overlooked due to the confined nature of the parking court it is situated in. The proposed rooflights would be above 1.7m above floor level. Therefore, it is not considered that the proposal would result in unacceptable harm to neighbour amenity, as to be objectionable, in terms of dominance, shading or loss of privacy.
- 4.3.8 The proposal would not be considered to be contrary to Policy D3 of the Local Plan or Section 12 of the National Planning Policy Framework.

Highways and Parking:

The proposal does not include an increase in the number of bedrooms but does indicate an increase in habitable space, which would provide opportunity for conversion into a bedroom without the need for approval from the LPA. As the property only has access to 1no. parking space via a garage to the rear, the application site already fails to comply with Policy T2 of the NHLP. However, the application site is in a sustainable location. As the application is for the conversion of the loft into habitable space for a residential dwelling and the addition of a new bedroom cannot be confirmed, a refusal on parking grounds would not be able to be substantiated in an appeal situation, as the current home already results in on street parking. Furthermore, given there are no parking restrictions in the locality and on street parking is already a characteristic of the locality, it cannot be concluded that there would be undue additional on street parking resulting from this proposal nor that this would be contrary to local character or demonstrably harmful to the locality.

Environmental Implications

- 4.3.10 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.11 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 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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.

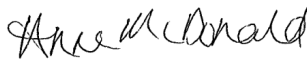
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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.

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: 16 December 2025	