

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01752/FPH	Alterations to roof including raised roof height, gables to front and rear and half-dormers to side to facilitate creation of first floor accommodation. Single storey rear extension following demolition of existing rear element and garage. Changes to fenestration and removal of 2 existing chimneys.	70 St Albans Road Codicote Hertfordshire SG4 8UU

Submitted Plan Nos

3905 PL 11 3905 PL 12 3905 PL 13 3905 PL 14 3905 PL 15

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 **Site History**

2.1 25/00789/FPH - Alterations to existing roof to include roof extension, raised roof height and insertion of side box dormers to create habitable space at first floor level. Single-storey rear extension following demolition of rear element and existing garage. Alterations to fenestration.

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached bungalow dwelling on the north side of St Albans Road, Codicote. The site benefits from a driveway, a car port and front and rear gardens. The immediate locality showcases both bungalows and two-storey dwellings.

4.2 **Proposal**

- 4.2.1 Alterations to roof including raised roof height, gables to front and rear and half-dormers to side to facilitate creation of first floor accommodation. Single-storey rear extension following demolition of existing rear element and garage. Changes to fenestration and removal of 2 existing chimneys.

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. Policy D2 of the Local Plan requires extensions to houses to incorporate 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 raised roof height would include gables to the front and rear with an eaves height of 4.5m and a ridge height of 7.6m. The proposal includes 2no. half dormers, 1no. on each side elevation; the upper-floor side elevation windows would serve bathrooms and therefore would be obscure glazed. The proposed rear extension would have a width of 12.6m, a maximum depth of 5.9m extending 2.9m from the rear two-storey wall and have a crown roof with an eaves height of 2.6m and a peak height of 3.9m. The proposal includes 2no. rooflights on the single-storey rear extension. The proposal would result in the built form of the dwelling/garage coming away from each side boundary line and a reduction in the depth of the dwelling's rear most wall. The proposed external materials are render for the walls, concrete roof tiles and uPVC or Aluminium windows and doors, all to match existing.

- 4.3.4 Alterations to fenestration would include 2no. replacement side elevation ground floor windows, 2no. new side elevation upper-floor windows (obscure glazed), 1no. new side elevation external door, 2no. new front elevation upper-floor windows and 2no. new rear elevation upper-floor windows.
- 4.3.5 The proposed development would alter the character of the dwelling, changing its appearance from a bungalow to two-storey dwelling. The immediate locality showcases both bungalows and two-storey dwellings which are similar in height and massing to the proposed development. I consider that the grain of development and local character would not result in the development appearing out of place or incongruous in the street scene. Materials of construction would broadly match the existing dwelling, and therefore the extensions would be sympathetic to the character of the host dwelling together with the local street scene.
- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.7 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.
- 4.3.8 Regarding no.68 St Albans Road, the eastern neighbour, this is a two-storey dwelling and sufficiently offset from the application dwelling. The proposed upper-floor side elevation window would be obscure glazed. The carport would remain unaffected and the single-storey garage would be coming away from the shared boundary line. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.68's living conditions, as to be objectionable, in terms of over dominance, shading or overlooking.
- 4.3.9 Regarding no.72 St Albans Road, the western neighbour, this is a two-storey dwelling and sufficiently offset from the application dwelling. The proposed upper-floor side elevation window would be obscure glazed. The single-storey built form to the rear of the dwelling would be coming away from the shared boundary line. The remainder of the dwelling would maintain the same distance from the shared boundary line as existing. While an element of additional shading may occur due to the increased roof height, the dwellings are set sufficiently apart and any affected window would already not be receiving the optimum amount of daylight. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.72's living conditions, as to be objectionable, in terms of over dominance, shading or overlooking.
- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 The proposal includes an increase in the number of bedrooms from 3no. to 5no. but would retain a minimum of 2no. off-street parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 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:

- 4.3.13 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 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

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.

3. The windows at first floor level on the side elevations of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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 Shaun Greaves Determining Officer	
Date: 22 August 2025	