

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00371/FPH	Replacement raised hipped roof and insertion of front rooflight and two rear dormers to facilitate loft conversion into habitable accommodation. Two storey and part single storey side and rear extensions and front porch following demolition of existing side and rear extensions. Alterations to fenestration to include insertion of first floor side window. External cladding and Installation of rear raised patio and steps.	12 Dale Close Hitchin Hertfordshire SG4 9AS

Submitted Plan Nos

001 002 003 004 005

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places

2.0 **Site History**

- 2.1 **25/02145/FPH** Replacement raised hipped roof and insertion of front rooflight. Two storey and part single storey side and rear extensions including Juliet balcony at first floor level and front porch extension following demolition of existing side and rear extensions. External cladding and alterations to the front fenestration. Installation of rear raised patio and steps.
Conditional Permission

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 12 comprises a detached two storey dwelling off Dale Close, within a residential area in Hitchin.

4.2 **Proposal**

- 4.2.1 The proposal is for the replacement raised hipped roof and insertion of front rooflight and two rear dormers to facilitate loft conversion into habitable accommodation. Two storey and part single storey side and rear extensions and front porch following demolition of existing side and rear extensions. Alterations to fenestration to include insertion of first floor side window. External cladding and Installation of rear raised patio and steps
- 4.2.2 The difference from this application from the previously approved is the insertion of two dormers and changes to the fenestriation to previously approved julietee balcony replaced with simple sash window.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, impact on the streetscene and impacts on neighbour amenity.

Design

- 4.3.2 Within Hitchin settlement boundary and comprises alterations to an existing dwelling. Complies with Policy SP2 of the Local Plan
- 4.3.3 The proposal comprises a bespoke and modern additions to a relatively traditional dwelling. The use of varied materials is not considered to be objectionable but is noted. I do not consider that they would detract from the appearance of the dwelling. The proposed built form is acceptable, and whilst varied and different from the existing building, such as changes to roof to hipped, are not considered to be detrimental. The proposed scale of the side two storey extension would retain subservience to the original property
- 4.3.4 The proposed dormers and change to window at first floor to remove the juliette balcony would sit comfortably within the roof space and would not be seen from the streetscene. Proposed development complies generally with Policy D1 of the Local Plan.

Impact on the street scene

- 4.3.4 The two-storey side extension and changes to the roof form would be visible from view from the public realm. Some views would also be gained from neighbouring gardens, though I consider that this would be modest. The street scene on Dale Close is very mixed with predominately hipped roofs and varying materials therefore the proposed works would comprise materials and built form would not significantly impact the appearance of the dwelling in the street scene. The local grain of development comprises detached dwellings with extensions, and I consider that the scale is complementary to the local area. It is therefore considered that there would be no impact to street scene, and the development would comply with Policy D1 of the Local Plan.

Neighbour amenity

- 4.3.5 The application site is neighboured to the northeast by No. 14 and to the southwest by No. 11. The extensions and additional dormers would not be considered detrimental to neighbouring properties given the depth of the proposed two storey side extension and single storey side and rear. Impacts on residential amenity are therefore acceptable. Complies with Policy D3 of the Local Plan. No neighbour objections received.

Parking

- 4.3.6 No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

BNG

- 4.3.7 Exempt from BNG requirements.

Climate change

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

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**.

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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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 <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 21 August 2026	