

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00659/FPH	Insertion of rear dormer window and side rooflight to create additional habitable space at first floor level. Alterations to attached garage fenestration following removal of existing garage doors to facilitate garage conversion. Front porch extension following demolition of existing porch. Alterations to fenestration	205 Whitehill Road Hitchin Hertfordshire SG4 9HY

Submitted Plan Nos

2233_PL01 2233_PL02 2233_PL03

1.0 Policies

- D1 Sustainable design
- D2 House exts, replcmnt dwellings outbuild
- D3 Protecting living conditions
- T1 Assessment of transport matters
- T2 Parking
- SECN12 Achieving well-designed places
- SECN14 Meeting climate change,coastal,flooding

2.0 Site History

- 2.1 No planning history.

3.0 Representations

- 3.1 **Neighbour Representations** – 1x Objection. Loss of outlook and dominance from flank elevation of proposed dormer window. Prospective impacts during building works from construction noise.

4.0 Planning Considerations

- 4.1 **Site and Surroundings**

- 4.1.1 No. 205 comprises a chalet bungalow off Whitehill Road, Hitchin. It sits close to the junction with Stevenage Road.

4.2 **Proposal**

- 4.2.1 Insertion of rear dormer window and side rooflight to create additional habitable space at first floor level. Alterations to attached garage fenestration following removal of existing garage doors to facilitate garage conversion. Front porch extension following demolition of existing porch. Alterations to fenestration

4.3 **Key Issues**

- 4.3.1 Principle: Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan
- 4.3.2 Design: The proposed porch would feature traditional built form and materials of construction and would be a suitably subservient scale to the main dwelling. Its appearance would be acceptable. The proposed dormer window would be to the rear of the dwelling, and would therefore be obscured from view from the street scene. It would be set within the roof slope and would not be of a significant scale, so as to dominate the roof or dwelling. Its appearance is acceptable. Alterations to convert the garage into habitable accommodation would feature matching materials, and would not significantly alter the appearance of the dwelling. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 Impact on the street scene: The works to introduce the dormer are to the rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. The introduction of the porch would provide some enhancement to the dwelling, and would be modestly visible across the drive from the public realm. I do not consider that this would be harmful. Some views would be gained by the conversion of garage due to its position within
- 4.3.4 Impact on neighbours: The proposed garage conversion and erection of the porch would be to the principal elevation, and would be set away from neighbouring dwellings, and is therefore not considered to give rise to harm to these neighbouring occupiers. It is noted that an objection has been received relating to the erection of the dormer window from No. 209, to the rear. This is acknowledged, however, the siting of windows to this neighbour, together with their orientation in relation to the application dwelling and the position of the dormer window within the roof slope is considered to mitigate visual impacts. Outlook is not considered to be harmful to neighbouring occupiers, however, I consider it is prudent to obscure glaze the window within the dormer to ensure outlook does not harm neighbouring amenity. Complies with Policy D3 of the Local Plan.
- 4.3.5 Parking: No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 BNG: Exempt from BNG requirements.

4.3.7 Climate change: 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 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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.

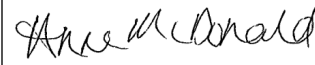
Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. The window at first floor level on the rear dormer window hereby permitted shall be permanently glazed with obscure glass unless otherwise agreed in writing by the Local Planning Authority.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 15 May 2025	