

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00796/FPH	Insertion of rear box dormer, front dormer and roof lights to create habitable space at first floor level. Replacement of front porch roof and installation of pergola. Alterations to fenestration.	25 Bury Lane Codicote Hitchin Hertfordshire SG4 8XX

Submitted Plan Nos

4202 PL01 4202 PL02 4202 PL03 4202 PL04

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 13/01755/1HH - Single storey rear extension and new pitched roof (as amended by plan no. WPD-031-13-2C received 12.11.13) – Conditional Permission

2.2 04/00283/1HH - Single storey rear extension and replacement pitched roof – Conditional Permission

2.3 03/00314/1HH - Addition of first floor to existing bungalow - Refused

3.0 **Representations**

3.1 **Neighbour Representations** – 1x Representation:

- Does not object.
- Seeks to reduce scale of dormer window to match front dormer.
- Rear windows should be reduced in size and number and be obscure glazed.
- Trees should be maintained and retained and further planting incorporated. Seeks evergreen trees to provide privacy.

3.2 **Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 25 comprises a detached bungalow off Bury Lane, Codicote. It has previously been enlarged to raise the roof ridge height.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- ☐ Insertion of rear box dormer, front dormer and roof lights to create habitable space at first floor level.
- ☐ Replacement of front porch roof and installation of pergola.
- ☐ Alterations to fenestration.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 and Policy COD 1 of the Codicote Neighbourhood Plan.

4.3.3 The works to the principal elevation would result in the creation of an enlarged window/dormer within the eaves, and the introduction of rooflights to the principal roof slope together with changes to the fenestration. These alterations are not considered to be harmful to local character or to the appearance of the dwelling within the street scene given their modest scale and the variety of dwelling forms within the area. The proposed rear dormer would be set within the roof slope and its cheeks and ridge would be set in and down from the edges of the roof. It would be finished in hanging tiles and feature casement windows. The surrounding area does not incorporate dormer windows, however, given the obscured location to the rear, and acute viewing angles of the dormer, its addition would not be harmful to local character. Harm to the appearance of the roof scape from neighbouring dwellings would not be unacceptable. Mitigation of visual impacts is considered to arise from the set-in nature of the dormer from the flank elevations. Alterations to fenestration would be modest, and would not alter the character of the dwelling significantly. The replacement of the front porch roof would retain a semblance to the host dwelling, and the pergola is noted as a new design feature to the dwelling and street scene, however, its modest scale is not considered to be adverse to local vernacular of the contributions the dwelling makes to the street scene. The design is therefore acceptable.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the

National Planning Policy Framework and Policy COD 1 of the Codicote Neighbourhood Plan. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The host site is neighboured to the sides by two storey dwellings and to the sides and rear by two storey dwellings on predominantly similar land levels. The host dwelling benefits from a relatively shallow rear garden. The proposed dormer window would create a raised vantage point towards the neighbours to the rear on The Chestnuts, notably No. 21 and 19. Given the already confined nature of the area, and the presence of two storey dwellings, I consider it would be unreasonable to consider that this new vantage point would be unacceptably harmful beyond the existing arrangement. Furthermore, the angle of the dwelling in relation to the windows serving these rear neighbours is considered to mitigate the sense of overlooking. The increase in bulk created by the front and rear dormer windows is not considered to unacceptably harm amenities for surrounding neighbours owing to their set-in nature and the existing bulk of the dwelling. I consider it is prudent to obscure glaze the gable window given its position in relation to the neighbour to the side and the potential sense of and actual overlooking that can arise from its presence. The rear window serving Bedroom 2 would be the closest to the neighbour to the rear. The existing dwellings to the sides would overlook these dwellings to the rear, and therefore, I do not consider it to be necessary to obscure glaze the rear facing windows serving the dormer window. Furthermore, the rear boundary treatment, including the shrubs and trees would also provide mitigations for overlooking into these curtilages. I do not consider it is possible or reasonable to require the retention of these trees by condition. The porch and pergola would modestly enlarge the bulk of the dwelling to its principal elevation, and this is acknowledged, however, its location in relation to the neighbouring dwelling would not cause harm to the amenities of the neighbour to the north. The amenity impacts would therefore be acceptable.
- 4.3.7 Given the above, it is considered that the proposed development would not result in unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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 window at first floor level on the side elevation 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 May 2026	