

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02827/FPH	Replacement raised roof including hip to gable roof extension; rear rooflights and insertion of side window at second floor level to facilitate loft conversion.	8 The Stables Pottersheath Welwyn Hertfordshire AL6 9GR

Submitted Plan Nos

8374-P01 8374-P02 8374-P03 8374-P04 8374-P05 8374-P06

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN9	Promoting sustainable transport
SP5	Countryside and Green Belt
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling with a pitched roof. The site is in a new residential development comprised predominantly of detached and semi-detached dwellings. The site is in the Green Belt.

4.2 **Proposal**

- 4.2.1 The proposal is for a replacement main roof of the dwelling which would be higher than the existing with steeper pitches. The half-hipped design would be changed to a gable design, and an existing flat crown roof would be enlarged. The proposal would include a new second floor side window, and new rear rooflights. The number of bedrooms would be increased from five to six.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the principle is acceptable, design, impacts on neighbour amenity, and parking.

Principle of Development

- 4.3.2 The site is in the Green Belt in the adopted Local Plan. Whether developments in the Green Belt are acceptable in principle will depend on whether they comply with the NPPF and Policy SP5 of the Local Plan, and if there are any other material considerations relevant.

- 4.3.3 The NPPF in paragraphs 154 and 155 sets out what development is not inappropriate in the Green Belt, with the relevant parts of those paragraphs stating:

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

- 4.3.4 In assessing the proposal against the above criteria, the proposed development is considered to be an extension to the dwelling. The existing dwelling is new and is original.
- 4.3.5 The proposed replacement roof would be approx. 0.6m higher than the existing and the pitches slightly steeper, with further enlargement through adding gable ends. The proposed scale and volume of the proposed enlargements would be small in comparison to that of the existing dwelling and its garage, and an approx. 3% increase in volume.
- 4.3.6 The proposed enlargement is not considered to be a disproportionate addition to the original building on its own and cumulatively. The proposal is considered acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Design

- 4.3.7 The proposed extension and alterations are of a small size and scale in relation to the present dwelling. There are no objections to the new side window and rear rooflights. The proposal will result in the flat crown roof becoming larger and more prominent, which is considered harmful to its character and appearance.

- 4.3.8 The dwelling is part of a relatively new small-scale residential development, which has three larger detached dwellings at the NW end of the street, and 8 smaller detached and semi-detached dwellings SE of the larger 3 dwellings.
- 4.3.9 The dwellings in this development are all of a similar height. There is a symmetry between the two smaller detached dwellings, the 6 pairs of semi-detached dwellings, and the larger three end dwellings.
- 4.3.10 In respect of the three end dwellings, the application property is different to both dwellings on each side as the end dwellings each have one timber-clad front gable projection and a forward projection including a garage. As a group of three dwellings, they're overall of a symmetrical design and appearance.
- 4.3.11 The proposal would increase the height of the dwelling by 0.6m and change its roof design to gabled with a larger area of flat crown roof. As the application property is close to its two similar neighbouring detached dwellings and in a prominent location clearly visible in the wider development, the proposed replacement roof and the changes to the roof design would be visible and noticeable in the street scene.
- 4.3.12 Due to the dwellings in The Stables being of a similar height, the symmetry of the three dwellings at the end of the street (Nos. 7, 8 and 9), there is a uniformity in The Stables of design, height, character and appearance.
- 4.3.13 Local Plan Policy D1 requires that development proposals respond positively to local context. Policy D2 extensions to be sympathetic to the existing house in terms of height, and roof form, amongst other things. Section 12 of the National Planning Policy Framework (NPPF) addresses achieving well-designed places and paragraph 139 stipulates that development that is not well-designed should be refused. The proposed replacement roof with its increased height and larger and more visible flat crown roof would be considered to result in No. 8 appearing out of character with the street scene of The Stables, which as stated is a new development that's uniform in respect of building heights, the designs of the groups of dwellings within it, and its overall character and appearance. The proposal is therefore considered harmful to the character and appearance of the street scene of The Stables. The design is not considered acceptable. The proposal does not comply with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.14 The proposed second floor side window is proposed to be obscure glazed, and would be required to be obscure glazed if permission was to be granted, and will not harm amenity.
- 4.3.15 The proposed increase in roof height and size would be small. The application property is considered sufficiently far from the neighbouring dwelling No. 9 to the SW to not appear overbearing or cause loss of light.
- 4.3.16 The application property is closer to No. 7 which is to the NE. The facing side elevation of that dwelling has one small obscure glazed first floor window, two clear glazed ground floor openings, and the side of a rear balcony. None of the openings will be affected as the first floor window is obscure, and the ground floor openings and balcony are sufficiently far away to not be adversely affected. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

4.3.17 The proposal will increase the number of bedrooms from five to six. This doesn't require an increase in parking provision. At least two spaces are in the curtilage of the dwelling which complies with minimum parking requirements and is acceptable. The proposal complies with Policy T2 of the Local Plan.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **REFUSED**.

5.0 **Recommendation**

5.1 That planning permission be **REFUSED** for the following reason:

1. The proposal by reason of its design, height and size would not be in keeping with the locality, resulting in harm to the character and appearance of the area. Therefore, the proposal does not comply with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 4 February 2025	

