

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02060/FPH	Single storey rear extension including replacement roof to existing rear element.	43 Bessemer Close Hitchin Hertfordshire SG5 1AG

Submitted Plan Nos

BESS2_10_02_Site Location Plan BESS2_10_01_Existing Floor Roof and Elevations Plans
BESS2_11_01_A_Proposed Floor and Roof Plans Sections and Elevations

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 18/02341/FPH - Raise ridge height of existing roof and insertion of two rear dormer windows and front and rear velux windows to facilitate loft conversion. First floor front extension.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a detached, two-storey dwelling on the north side of Bessemer Close, Hitchin. The site benefits from a driveway, a garage and a rear garden.

4.2 **Proposal**

- 4.2.1 Single storey rear extension including replacement roof to existing rear element.

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 single storey rear extension would extend from the existing rear element to meet the east side elevation wall maintaining the roof height and pitched roof form with a dual-pitched gable end element protruding deeper on the east side. The proposed rear extension would have a maximum depth of 2.6m, extending 1.35m from the existing rear most wall and the proposed gable end element would have an eaves height of 2.5m and a ridge height of 3.4m to match the proposed and existing pitched roof. The proposal includes 2no. rooflights on the proposed gable end element. The proposal also

seeks to change the existing rear element roof material from tile to grey zinc. The proposed external materials are facing brickwork for the walls to match existing and grey double-glazed aluminium framing for the window/doors. The existing rear uPVC door would be replaced with aluminium framing to match the rest of the proposal.

- 4.3.4 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form is considered sympathetic and would not result in an adverse effect on the character of the dwelling. While the proposed zinc roof would not match that of the existing dwelling, as the proposal is to the rear of the dwelling, it is not considered that the proposal would have an adverse effect on the character of the dwelling and streetscene as to be unobjectionable.
- 4.3.5 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

- 4.3.6 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.
- 4.3.7 Regarding no.42 Bessmer Close, the western neighbour, this property is sufficiently set away from the proposal it would only be visible from the front elevation. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.42's living conditions, as to be objectionable, in terms of over dominance, shading or overlooking.
- 4.3.8 Regarding no.44 Bessmer Close, the eastern neighbour, while this property is set further forward than the application dwelling, the proposal would be set back from the shared boundary line by 0.7m to match the existing dwelling and has appropriate massing. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.44's living conditions, as to be objectionable, in terms of over dominance, shading or overlooking.
- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.11 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:

- 4.3.12 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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 October 2025	