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Development Management
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Dear Sir,

INSERTION OF 2 FLUSH ROOF LIGHTS IN REAR ELEVATION TO FACILITATE A LOFT CONVERSION.**137 Mendip Way, Great Ashby, Stevenage, Hertfordshire SG1 6GD**

This application follows the refusal of Planning Application 25/01983/FPH, which sought permission for the installation of two front dormer windows and a rear box dormer window to facilitate a loft conversion. As planning permission for that proposal was refused, the applicant has subsequently reviewed alternative design options to enable a loft conversion that would address the previously identified concerns.

The current proposal has therefore been submitted to achieve a loft conversion without any extension to the existing roof structure, thereby fully addressing the reasons for the earlier refusal.

Under Application 25/01983/FPH, there was no objection in principle to the conversion of the loft space. It is noted that several representations were received from residents raising concerns unrelated to the planning merits of the proposal—such as potential HMO use or parking matters. The Case Officer gave no weight to such objections, and the same approach should apply in the consideration of this revised application.

Planning Application 25/01983/FPH was refused for the following two reasons:

1. By reason of its unsympathetic design, siting, scale and bulk, the proposed dormer windows would not be sympathetic to the existing dwelling as a result of the increased perception of height and bulk at a 4th storey level and would result in an adverse impact on the visual amenities of the locality. The proposal is considered to be contrary to Policies D1 and D2 of the North Hertfordshire Local Plan 2011- 2031 and would not be in accordance with paragraph 135 of Section 12 of the National Planning Policy Framework (2024).

2. The proposed rear dormer window, by reason of its siting, scale and bulk, would result in an unacceptable overbearing and overlooking impact upon the occupiers of the neighbouring properties. The proposed development would fail to comply with

Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the National Planning Policy Framework (2024)

Upon review of the Case Officer's Report, it is evident that the reasons for refusal principally arose from the assessment that the proposed dormer windows—particularly those on the front elevation—would appear at a fourth-storey level, disrupting the uniformity of the roofscape and increasing the perception of height and massing.

The rear dormer was considered highly visible from neighbouring dwellings situated around the parking court, thereby compounding these concerns. The Case Officer further concluded that the rear dormer would lead to unacceptable privacy impacts, providing an elevated viewing position that would exacerbate overlooking and result in a degree of shading to the southeast-facing windows of No. 135.

While the applicant retains the right to appeal the previous decision, the design team has undertaken a thorough review of the reasons for refusal and has concluded that the installation of two modest roof lights in the front elevation would enable a loft conversion to proceed while fully overcoming the identified concerns.

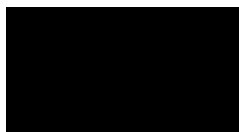
The proposed roof lights would be flush with the roof plane and would be of a colour that would match the existing roof, rendering them virtually imperceptible from the street and preserving the uniformity and character of the terrace. They could be installed with non-reflective glass to further hide their inclusion within the roof space.

The rear roof lights would be installed so as to ensure an internal floor to cill height of 1.7 thereby eradicating any risk of overlooking. The presence of 2 small roof lights flush within the roof slope would create no overshadowing or increase in bulk or mass so as to ensure no detrimental impact upon neighbours resulted. Their location within the roof would create no more perception of overlooking than existing windows.

No dormer windows are proposed, therefore reason for refusal 1 is automatically overcome, there would be no increased perception of height or bulk at 4th storey level.

In summary, this revised proposal fully addresses and overcomes the reasons for refusal of Application 25/01983/FPH. The development is therefore considered to comply with Policies D1, D2, and D3 of the North Hertfordshire Local Plan 2011–2031 and to be consistent with paragraph 135 of Section 12 of the National Planning Policy Framework (2024).

Yours Sincerely



AJM Planning