

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01646/FPH	Single storey rear and side extension. Hipped to gable end roof extension and rear box dormer window to facilitate loft conversion, rendering of side and front elevations (as amended by plans received 04/09/24)	57 Periwinkle Lane Hitchin Hertfordshire SG5 1TZ

Submitted Plan Nos

01 Rev 01 Location plan 02 Rev 01 03 Rev 02 04 Rev 02 06 Rev 02 07 Rev 02

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
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 two storey semi-detached dwelling with a pitched roof. Rear party boundaries are comprised of 1.8m high fences. The site is in a residential area comprised of semi-detached and terraced dwellings.

4.2 **Proposal**

- 4.2.1 The proposal is for a hip to gable side roof extension and a rear dormer to facilitate a loft conversion, two rooflights on the front roof slope, and a single storey side and rear extension with a flat roof. All of the side elevation, and part of the front elevation, would be white rendered. The number of bedrooms would be increased from three to four.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, impacts on neighbour amenity, and parking.

Design

- 4.3.2 The side and rear extension would be of a size and design in keeping with the character and appearance of the dwelling, would be comparable to single storey rear projections on both neighbours, will not harm the wider locality, and is acceptable.
- 4.3.3 The proposed hip to gable side roof extension is considered acceptable as it will maintain the present roof ridge and as it will re-balance the pair of semi-detached dwellings as attached neighbour No. 58 has carried out a similar enlargement. The dormer would be large, however it is not considered that it can be objected to as it would be similar in proportions to a rear dormer recently granted planning permission at neighbour No. 56 (reference 23/01727/FPH), which has also been completed. A similar dormer and hip to gable roof extension may also be able to be completed under permitted development rights. There are no objections to the rooflights.
- 4.3.4 The proposed application of render is considered acceptable as the present dwelling is partially rendered at the rear, and the street scene is comprised of dwellings of a variety of external materials including render of a similar colour, therefore the proposed render will not appear out of character. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.5 The proposed render will not harm amenity as it will not enlarge the dwelling. The new front rooflights will not harm amenity as they will be small and will primarily provide views of the front of the site and the road. The single storey side and rear extension will be behind the rear elevations and gardens of both neighbouring dwellings and set in from the boundary with No. 56, and will not harm amenity.
- 4.3.6 The proposed hip to gable roof extension could only potentially affect No. 56 due to its siting. In this case, the amenity of No. 56 will not be harmed as the closest side window of that dwelling is obscure, and the roof extension will be set away from the boundary. The rear dormer will not appear overbearing or cause loss of light as it will be set away from main habitable room openings. No loss of privacy will be caused from the roof enlargements as the only openings proposed would face the rear. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.7 The proposal will increase the number of bedrooms from three to four. At least two parking spaces will remain in the site, therefore parking is acceptable as it will comply with current Council standards. 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 **GRANTED**.

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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 4 September 2024	