

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01983/FPH	Insertion of 2 front dormer windows and 1 rear box dormer window in existing roofslopes to facilitate a loft conversion.	137 Mendip Way Great Ashby Stevenage Hertfordshire SG1 6GD

Submitted Plan Nos

22414-100 22414-501 22414-502 22414-500

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 25/00262/FPH - Single storey rear extension

3.0 **Representations**

3.1 **Neighbour Consultation** – 13 received in objection. Including: Nos. 133, 135, 137, 139, 141, 143, 145, 149, 168, 194 Mendip Way and 9 Pear Tree Dell, LGC.

- Parking concerns:
 - Already limited parking on-site and on-street which will be exacerbated by site allocation GA1 and GA2 in close proximity. The property has access to 1no. parking space via a garage to the rear; however, this is too small to accommodate larger modern cars. Additionally, land in front of these garages is privately owned and governed by a legal covenant restricting parking. Concerns that the intention is to convert the property into a HMO and increase parking issues.

- Neighbour Amenity concerns:
 - The height of the dormer being at 4th storey level would increase overlooking to neighbouring properties, especially no. 139 Mendip Way and increase shading to no.135 Mendip Way.
- Design concerns:
 - Both the front and rear dormers would set a precedent for the locality for the town house design. The design would not be in keeping with the locality. Namely, disruption to the uniformity to the set of 6no. terraced town houses and their roof line and the increased perception of height and bulk would be unsympathetic and to the dwelling and streetscene.
- Continued construction concerns:
 - The dwelling has had continued construction works for roughly a year. There are concerns that, if the proposal is approved, nuisance (dust, noise, debris, mess spilling into neighbouring garden, material delivery, etc...) from construction would continue for an unreasonable amount of time in the residential area.
- Policy Conflict:
 - “This proposal conflicts with the National Planning Policy Framework and local design policies, which require development to: Be sympathetic to local character and scale, Safeguard the amenity of existing residents, Provide safe and sustainable access and parking”.

3.2 Great Ashby Community Council – Objection.

- Objection on the grounds of highways & parking, and the impact of the proposed development on the living conditions of neighbouring properties. Concerns that the loft conversion would create a 4th storey which is not in keeping with the local area and would be overly intrusive and overbearing, especially to the occupants of 139 Mendip Way. Concerns that, while the plans do not indicate an increase in bedrooms, this could be easily done with internal alterations and the parking provision at the property is already insufficient, especially in light of the proposed parking restrictions and traffic regulation orders due to be imposed in this section of Mendip Way as required for construction traffic accessing the GA1 Roundwood site. The Community Council view that the proposed development fails a core principle set out in the NPPF is to secure a good standard of amenity for all existing and future occupants.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a 3 storey, terraced dwelling situated on Mendip Way, Great Ashby. The site benefits from a garage and a front and rear garden. The application site sits between allocated sites GA1 and GA2. Permitted Development Rights have been removed.

4.2 **Proposal**

- 4.2.1 Insertion of 2 front dormer windows and 1 rear box dormer window in existing roofslopes to facilitate a loft conversion.

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 2no. front dormer windows would have a maximum depth of 3.35m, a width of 1.2m and would have a dual pitched, gable end roof form with a maximum height of 2.25m. The proposed external materials are hanging tile for the walls and uPVC windows to match existing.
- 4.3.4 The proposed rear box dormer windows would have a maximum depth of 3.95m, a width of 3.9m and would have a flat roof form with a maximum height of 2.7m. The proposed external materials are hanging tile for the walls and uPVC windows to match existing.
- 4.3.5 While there are examples of front dormer windows in the immediate locality, these are at 3rd storey level; the proposed front dormer windows would be at 4th storey level, increasing the visual impact. The application dwelling is part of a row of 6no. uniform

terraced town house dwellings with a unique design for the area; the proposed front dormer windows would disrupt the uniformity of the roof form and would increase the perception of height and bulk. The rear dormer, while largely screened from the main street, would be highly visible from the dwellings to the rear of the property and would increase the perception of height and bulk of the application dwelling from these dwellings situated around the parking court.

- 4.3.6 In my view, the scale of the proposed dormer windows would not be sympathetic additions to the dwelling due to the increased the perception of height and bulk at a 4th storey level and disruption of the roof form of the set of dwellings. As such, the proposal would result in an adverse effect on the character of the dwelling and the streetscene.
- 4.3.7 The proposal is considered to be contrary to Policies D1 and D2 of the Local Plan and would not be in accordance with paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.8 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.
- 4.3.9 Regarding the properties to the rear of the application dwelling, namely no.139 Mendip way, this property is currently overlooked due to the confined nature of the parking court it is situated in. It is considered that the introduction of a dormer window at 4th floor level would result in unacceptable privacy harms by allowing for a raised viewing perspective that would exacerbate the harm to the loss of privacy. This is substantiated by the objections raised from nos.139 and 149 Mendip Way
- 4.3.10 Regarding no.135 Mendip Way, the adjoining neighbour, the proposed rear box dormer would increase the bulk of the rear roofslope such that it would cause additional shading to the rear southeast facing windows at no.135. This is substantiated by the objection raised from no.135 Mendip Way
- 4.3.11 I therefore find that the siting, scale and bulk of the proposed box dormer would result in harm to the reasonable living conditions and well-being of neighbours and as such is likely to have an unacceptable impact on existing residential amenity and is therefore contrary to Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The proposal does not include an increase in the number of bedrooms but does indicate an increase in habitable space. As the property only has access to 1no. parking space via a garage to the rear, the application site already fails to comply with Policy T2 of the NHLP. However, the application site is in a sustainable location.
- 4.3.13 The application site is not well-served by off or on-street parking and additional parking restrictions are set to come into effect due to the roads proximity to allocated sites GA1 and GA2; thus, further exacerbating parking issues.

Environmental Implications

- 4.3.14 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:

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

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 **REFUSED** for the following 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 core principles set out within the National Planning Policy Framework (2024).

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 7 October 2025	