

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02894/FPH	Replacement roof involving raising roof ridge height and change to roof form, 2 rear dormer windows and 5 front roof lights to facilitate addition of first floor to existing bungalow. Front porch canopy and alterations to fenestration. (Amended plans received 23/12/25).	15 Langbridge Close Hitchin Hertfordshire SG4 9EL

Submitted Plan Nos

A010 A100 A101 A105 A106

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Site History**

2.1 89/01817/1 - Single storey part side extension. CP 18/12/1990.

3.0 **Representations**

3.1 Neighbour consultation carried out and site notice posted.

3.2 One objection received from 33 Grange Close raising the following concerns:

- alteration to view due to west facing 2 storey wall;
- overlooking of garden from first floor windows in west elevation resulting in loss of privacy;
- if development to proceed, tall trees to be planted along north west boundary to screen between no 33 and proposed first floor extension.

3.3 St Ippolyts Parish Council - no objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No 15 is a detached bungalow sited in a generous plot at the head of the cul de sac Langbridge Close. The bungalow has a steep, pyramid style roof with small front dormer, two chimneys and a single storey side/rear extension. The property has cream painted render/brick walls and tile roof. A detached garage is sited to the side/front of the dwelling.

4.1.2 The property is set back from the road with the driveway rising up to the front elevation. A public footpath runs adjacent to the site to the east with no 14 beyond

which sits at a lower ground level than no 15. The site is bounded to the west by no 16 and to the rear by no 35 Grange Close and no 6 Rowan Grove and public open space. The rear boundary also extends partially to the corner of no 33 Grange Close.

4.1.3 No 15 and adjacent plots are splayed in layout due to their location at the head of the cul de sac.

4.1.4 The surrounding area is largely residential with a variety of housing types and styles and materials used. No 15 is the only bungalow in the immediate locality.

4.2 **Proposal**

4.2.1 Consent is sought for:

“Replacement roof involving raising roof ridge height and change to roof form, 2 rear dormer windows and 5 front roof lights to facilitate addition of first floor to existing bungalow. Front porch canopy and alterations to fenestration.”

4.2.2 Materials proposed – white render walls and plain tiles similar to existing.

4.3 **Key Issues**

4.3.1 The key issues for consideration are:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the streetscene.
- 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. 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 proposal consists of:

- New roof to accommodate first floor accommodation. Roof height increase by approximately 1.2m and change in shape from pyramid style to steep pitched roof;
 - Two new gable ends within new roof shape to accommodate first floor accommodation;
 - One high level window set at 1.7m above finished floor levels at first floor in side facing east elevation;
 - Two obscure glazed non opening (above 1.7m finished floor levels) windows at first floor side elevation in west elevation;
 - 5 rooflights in front roof;
 - Two gable dormers in rear roof;
 - New porch canopy on front elevation;
 - Alterations to ground floor doors and windows.
- 4.3.4 The proposed works will significantly alter the overall appearance of the property through the introduction of the new roof form and modest increase in height. However, the property is set back from the street and there is variety in the character and appearance of surrounding properties. The front roof lights, rear dormers, porch canopy and alterations to ground floor openings are acceptable in design terms.
- 4.3.5 The scale of the proposal relates adequately to the host dwelling and the generous plot size.
- 4.3.6 The proposed materials of white render and plain tile roof tiles are acceptable and retain the palette of existing painted render and tile roof. The proposed materials relate adequately to the surrounding area where similar examples can be seen.
- 4.3.7 Whilst the overall character and appearance of the dwelling will be altered, the design is acceptable and relates adequately to the surrounding locality which is varied in design and appearance. The design of the proposal is considered to be in line with Section 12 of the NPPF and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.8 A core planning principle set out in the NPPF is to 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 Local Plan which seeks to ensure that development proposals do not cause unacceptable harm to living conditions.

Potential Impact on no 14 Langbridge Close

- 4.3.9 No 14 is separated from the application site by a public footpath. The change in roof form and modest increase in height is set off the boundary and there is adequate distance between the two dwellings and no harm to amenity will arise.
- 4.3.10 There are no side facing windows in the side elevation of no 14 facing the application site. The proposed side facing window in the first floor side elevation of no 15 facing towards no 14 is proposed as high level above 1.7m finished floor level to protect against any potential overlooking.
- 4.3.11 No unacceptable harm will be caused to the amenity of no 14.

Potential Impact on no 16

- 4.3.12 Due to the siting of no 15 and the splay of the plots, the increase in roof bulk and height will be set away from the boundary with no 16 and no harm will arise from the alterations to the roof. Two side facing windows at first floor are proposed as obscured glazed and non-opening above 1.7m finished floor level to protect against any potential overlooking of the garden of no 16. It is considered reasonable to control this by condition.
- 4.3.13 No unacceptable harm will be caused to the amenity of no 16.

Potential Impact on Rear Neighbours and Consideration of Objection Raised by no 33 Grange Close

- 4.3.14 The alteration to roof form and modest increase in height of the application dwelling is set sufficiently far away from the boundaries of the rear neighbours that no harm will be caused.
- 4.3.15 The rear facing dormers may result in a greater degree of overlooking than is currently experienced due to the existing bungalow with no rear first floor windows. However, there is a generous separation distance between the rear of the application dwelling and neighbouring rear properties and any degree of potential overlooking would be no greater than can be expected in a built up area.

- 4.3.16 Concerns raised by no 33 Grange Close have been carefully considered. It is noted that the proposal will alter the current view experienced by no 33. However, alterations to views are not a material planning consideration. Consideration must be given to any harm arising to neighbouring amenity from loss of light or overshadowing, overbearing development and impact on privacy and overlooking.
- 4.3.17 There is a generous degree of separation between the proposed works at no 15 and the rear garden of no 33 Grange Close. There will be no loss of light, no overshadowing and the proposed works are sufficiently distanced off the boundary and will not be overbearing. The proposal will be partially screened by existing trees and vegetation within the garden.
- 4.3.18 Concerns regarding potential overlooking and loss of privacy arising from the side facing first floor windows in the west elevation have been noted and discussed with the applicant. The applicant has agreed to obscure glaze these windows and be non-opening below 1.7m finished floor level. It is reasonable to control this by condition and is considered to overcome the concerns raised by the occupants of no 33 Grange Close in terms of loss of privacy.
- 4.3.19 It is not considered necessary or reasonable to require the planting of trees to screen the development.

Concluding Comments on Neighbour Impact

- 4.3.20 In view of the above, it is considered that no unacceptable harm to neighbouring amenity will arise as a result of the proposed works and the development complies with the policy requirements of the NPPF and Local Plan policy D3.

Highways and Parking

- 4.3.21 The proposal will increase the number of bedrooms from 3 to 4/5 bedrooms. Parking Standards in the Local Plan require a minimum of 2 parking spaces which can be accommodated on the driveway. Cycle parking can be accommodated in the existing garage.
- 4.3.22 Policy requirements of the NPPF and Local Plan policy T2 are therefore met.

Environmental Implications

- 4.3.23 The proposed development would be consistent with the criteria set out in Local Plan Policy D1 ‘Sustainable Design’. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain

- 4.3.24 The proposal is exempt from BNG Legislation, as defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due to it falling under the scope of the ‘de minimis’ exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is acceptable and in accordance with policies D1, D2, D3 and T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF, 2024.

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.

3. The two first floor windows in the side elevation facing towards no 16 of the development hereby permitted shall be permanently glazed with obscure glass and non opening below 1.7m above finished floor level.

Reason: To safeguard the privacy of the occupiers of the adjacent dwellings and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

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: 14 January 2026	