

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00887/FPH	Insertion of a rear box dormer and 2 front rooflights to facilitate conversion of loft space into habitable accommodation.	27 Nursery Hill St Andrews Place Hitchin Hertfordshire SG4 9GD

Submitted Plan Nos

3227/ELA/17/A 3227/ELA/14/A 3227/ELA/1/A 3227/ELA/2/A 3227/ELA/3/A 3227/ELA/13/A
3227/ELA/6/A

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 No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a three storey semi-detached dwelling with a pitched roof. 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 rear dormer with a flat roof, and two new front rooflights. 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 new front rooflights will be small alterations to the dwelling and will not harm its character and appearance. The impacts on the locality from the rooflights will be limited and acceptable.
- 4.3.3 The rear dormer will be set in slightly from the sides of the resulting enlarged roof, and to a larger extent from the eaves and ridge. As such, the dormer is not considered to be of a size and design that would appear harmfully dominant on the rear roof slope, and it will not harm the street scene of Nursery Hill due to its rear location as it will be substantially obscured by buildings.
- 4.3.4 A footpath adjoins the north boundary of the site, which leads to Standhill Road. The proposed dormer would be visible from the footpath and Standhill Road, however it's not considered that it will be harmful to these areas of the locality as it will be set away from Standhill Road and will not appear harmfully prominent from the footpath due to its height above it. The design is 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 new front rooflights will be small and at a high level, and will not harm amenity. The dormer will be relatively small, set behind the rear elevations of both neighbouring dwellings, and its openings will primarily provide views of the rear garden of the site, therefore the dormer will not harm amenity. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.6 The number of bedrooms will be increased from three to four. The site has parking provision for one car, which will be retained. The Council's parking standards are for a dwelling with two or more bedrooms to have at least two parking spaces in its curtilage.
- 4.3.7 The enlarged dwelling will have one parking space below the minimum standards, however this is the case with the present dwelling. There are no requirements in the parking standards for parking to be increased where it is presently sub-standard. The difference in additional parking demand from one additional bedroom would in any case be very small and is not considered objectionable. The proposal complies with Local Plan Policy T2 and is acceptable.

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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 May 2025	