

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01688/FPH	Demolition of existing ground and first floor elements (Development already carried out). Part two storey and part single storey rear extension. Insertion of rear box dormer and two front rooflights to facilitate loft conversion.	68 Dacre Road Hitchin Hertfordshire SG5 1QL

Submitted Plan Nos

Location Plan HM-24772-01-Rev A HM-24662-03_

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T1 Assessment of transport matters

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 25/00697/LDCP - Rear dormer window and two front rooflights to facilitate loft conversion. - Granted

2.2 23/01179/FPH - Single and two storey rear extension. – Conditional Permission

3.0 **Representations**

3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 68 comprises a mid-terrace two storey dwelling off Dacre Road, Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Demolition of existing ground and first floor elements (Development already carried out).
- Part two storey and part single storey rear extension.
- Insertion of rear box dormer and two front rooflights to facilitate loft conversion.

4.3 **Key Issues**

4.3.1 **Principle:** Within Hitchin settlement boundary, comprises alterations to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The application seeks to introduce a two-storey rear extension and dormer window to the rear elevation and roof slope. It is noted that the adjoining neighbour and other neighbours along this terrace benefit from similar extensions, and therefore, I consider that this would comprise a complementary extension in form, scale and overall appearance. Suitable subservience to the original dwelling would be retained, and the use of complementary materials would result in a sympathetic addition. Given the location to the rear, the extension and dormer window would give rise to no detrimental impact upon the character and appearance of the dwelling as seen from the street scene. It is noted that the dwelling benefits from a determined certificate of lawfulness for a rear dormer window and principal rooflights. The proposed rooflights would modestly alter the appearance of the dwelling, but would comprise a common feature for dwellings locally. I consider its appearance is acceptable. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The works are predominantly to the rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. The rooflights would modestly alter the appearance of the dwelling and would not appear out of place. It is therefore considered that there would be no detrimental impact to the street scene.

4.3.4 **Impact on neighbours:** Would not project significantly beyond the existing rear elevation of neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.

4.3.5 **Parking:** No alteration to existing parking levels in the area. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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. 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: 26 September 2025	