

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00525/FPH	Alterations to roof including hip to gable roof extension and insertion of rear box dormer and front rooflight to facilitate loft conversion. Single storey front porch extension, alterations to side window	16 Strathmore Avenue Hitchin Hertfordshire SG5 1SL

Submitted Plan Nos

2024-1181-201 2024-1181-202 2024-1181-203 101 102 A

1.0 Policies

- D1

Sustainable design
- D2

House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

SP9 Design and Sustainability

2.0 **Site History**

- 2.1 19/02238/FPH - Single storey front, side and rear extensions, hip-to-gable roof extension, and installation of a rear dormer window and a second floor window in existing side elevation, following demolition of existing conservatory (as a variation of planning permission reference 19/00499/FPH granted on 15/04/2019) – Approved 31/10/19.
- 2.2 19/00499/FPH - Single storey front, side and rear extension following demolition of existing conservatory, hip-to-gable roof extension and installation of a rear dormer window – Approved 15/04/19.
- 2.3 09/01814/1PUD - Dormer window in side roofslope to facilitate loft conversion to habitable accommodation – Approved 04/11/09.

3.0 **Representations**

- 3.1 No comments 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. The site is in a residential area comprised of semi-detached dwellings.

4.2 **Proposal**

- 4.2.1 The proposal is for a hip to gable roof extension of the main roof, a rear dormer with a flat roof, one new front rooflight, an alteration to a first floor side window, and a new infill front porch. The number of bedrooms would not be increased.

4.3 **Key Issues**

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

Design

- 4.3.2 There are no objections to the altered opening as it will be similar to the existing. There are no objections to the new front rooflight as it will be small and will only have limited impacts on the locality. The new front porch is acceptable as it will be small infilling under an existing front canopy roof and will have a design in keeping with the dwelling and locality.
- 4.3.3 The proposed hip to gable roof extension will unbalance the pair of semi-detached dwellings the host dwelling is part of. However, the street scene has dwellings of a mix of roof forms, including many with gabled roofs. The pair are also unbalanced due a side dormer added to the application property. In this context, the proposed roof extension is not considered harmful. The design and size of the roof extension are considered in keeping with the character and appearance of the dwelling and the locality.
- 4.3.4 The rear dormer will be set in slightly from the sides of the resulting enlarged roof, and more significantly from the eaves. 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 wider locality due to its rear location as it will be substantially obscured by buildings. Other dwellings in the locality also have similarly large dormers, therefore on balance it's not considered that the proposed dormer will appear out of character. 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 rooflight will be small and at a high level, and will not harm amenity. The new front porch will be small, set away from the boundaries and obscured by the existing dwelling, and will not be harmful.
- 4.3.6 The new first floor side window facing towards No. 18 will be larger than the existing. Both the existing and the enlarged window will serve a bathroom. It's considered that the enlarged window should be required to be obscure glazed to minimise potential overlooking of the rear garden of No. 18.
- 4.3.7 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.
- 4.3.8 The hip-to-gable roof extension is not considered harmful to No. 18, which is the only dwelling that could be affected by it, as the extension would be set away from the boundary, and the facing side elevation of No. 18 only contains one obscure glazed first floor window therefore outlook and light will not be harmed. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 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.

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.

4. The new first floor NW elevation side window facing towards No. 18 shall be obscure glazed.

Reason: In the interests of privacy and amenity. To comply with Policy D3 of the Local Plan.

Proactive Statement:

1. 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	Development Management
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 Anne McDonald Determining Officer	North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 May 2025	