

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00692/FPH	Hipped roof extensions and insertion of No. 3 rooflights to existing rear extension.	31 Millard Way Hitchin Hertfordshire SG4 0QE

Submitted Plan Nos

383_PL01 383_PL02A 383_PL03A 383_PL04 383_PL05A 383_PL06

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 98/01246/1HH - Single storey front porch extension and first floor side extension over existing garage. (as a variation of previous permission 98/0433/1 granted 19.05.98) (as amended by drawings received 8.12.98)

Conditional Permission

87/01889/1 - Erection of single storey side and rear extension.

Conditional Permission

3.0 **Representations**

- 3.1 **Neighbours** – None Received.

4.0 **Planning Considerations**

- 4.1 **Site and Surroundings**

- 4.1.1 The site is a detached, two-storey dwelling on the west side of Millard Way, Hitchin. The site benefits from a driveway, a garage and front and rear gardens.

4.2 **Proposal**

- 4.2.1 Hipped roof extensions and insertion of No. 3 rooflights to existing rear extension.

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 hipped roof extensions would change the roof form of the existing rear element from a hipped roof to a pitched roof with a height matching the existing peak height, except for the section extending beyond the north-west side elevation which would be 0.1m taller than the existing peak height. The proposal includes 3no. rooflights. The external materials would be facing brick for the walls and interlocking concrete tiles for the roof, both to match existing.

- 4.3.4 In my view, the scale of the proposed extension would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.5 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.6 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.
- 4.3.7 The proposed hipped roof extensions would be offset from both neighbouring dwellings by a minimum of 1.0m and run alongside the existing built form of both neighbours. As such, it is not considered that the proposal would cause unacceptable harm in terms of shading, overlooking or overdominance.
- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.10 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:

- 4.3.11 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 to it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

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

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.

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: 1 May 2025	