

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02302/FPH	Two storey rear extension, single storey side extension and insertion of enlarged rear dormer window following removal of existing rear dormer and rear outbuilding. Installation of raised rear patio area.	62 Broadmead Hitchin Hertfordshire SG4 9LX

Submitted Plan Nos

2509_01 2509_02 2509_00A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 No objections have been received to this application.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No 62 is a 2 bed, chalet bungalow style semi detached dwelling with a gable end front projection, front and rear dormers and a detached single garage to the side/rear.

4.1.2 No 62 sits at a lower level than the attached semi pair no 60. The site slopes steeply down away from the road to the rear of the site. The dwelling sits at a lower level than the road.

4.1.3 The property is constructed of brick with tile roof. The property is bounded to the east by an access track leading to amenity space to the rear. It bounded to the west by no 60. There is off street parking for 2-3 cars on the driveway in addition to the single garage.

4.1.4 The surrounding area is largely residential with a variety of similar chalet style bungalows, bungalows, semi-detached and detached houses. There is a reasonable degree of uniformity in the appearance of the streetscene and materials used.

4.2 **Proposal**

4.2.1 The application seeks planning permission for "Two storey rear extension, single storey side extension and insertion of enlarged rear dormer window following removal of existing rear dormer and rear outbuilding. Installation of raised rear patio area." Proposed materials to match existing. The proposal seeks to remove the detached single garage. The two storey rear extension will extend to approximately 2.5m in depth with a gable end feature, extending over the single storey wrap around extension.

- 4.2.2 The side extension will be single storey and project approximately 1.8m out from the side elevation of the property and partially to the rear. The single storey extension will be incorporated into the extended roof feature of the two storey extension with a lean to style roof around the side elevation with 3 rooflights. The existing rear dormer will be enlarged and will adjoin the two storey extension gable roofslope. A new patio area is proposed.

4.3 **Key Issues**

Design

- 4.3.1 The proposed extension is a substantial addition to the property and will significantly alter the overall appearance of the dwelling from the side and the rear. The additions will be partially visible from the street at an oblique angle and visible from the access track and amenity space to the rear.
- 4.3.2 Whilst the rear extension is large, it relates relatively positively to the host dwelling and adequate space remains around the proposal within the plot. The enlarged rear dormer is set off the boundary with no 62 which helps to reduce its impact. Although some harm is caused to the character and appearance of the dwelling due to the size of the rear extension and dormer, this harm is situated to the rear of the property and is not therefore considered to be sufficient to warrant a refusal on this basis.

Neighbouring amenity

- 4.3.3 No 60 sits at a higher level than no 62. The two storey element of the proposal is set a generous distance off the boundary with no 60 and no unacceptable harm will be caused as a result of the extension in terms of overbearing mass/bulk. The orientation of the sun means that no overshadowing will occur.
- 4.3.4 The enlarged dormer is set off the shared boundary with no 60 and will not cause unacceptable harm.
- 4.3.5 The proposed new patio will extend the existing patio further rearwards where the garden currently slopes away. The new patio area immediately adjacent to the shared boundary only extends a further approximately 1m. This modest depth combined with the change in levels between nos 60 and 62 means that whilst some harm may be caused to the amenity of no 60, the potential harm would be limited and considered to be acceptable.
- 4.3.6 A potential increase in the degree of overlooking due to enlarged dormer and two storey extension may occur. However, this would not be significantly greater than from existing dormer or than can be expected from a built up area.
- 4.3.7 No 64 is separated from the application site by the access track to the amenity space to the rear. The property is sufficiently distanced from no 62 and no harm to the amenity of the occupiers will occur as a result of the proposal.
- 4.3.8 It is considered that overall, no unacceptable harm will be caused to the amenity of nos 60 and 64.

Amenity for future occupiers

- 4.3.9 Acceptable.

Parking and access

4.3.10 There is adequate space to park on the driveway and on street parking provision.

4.4 **Conclusion**

4.4.1 For the reasons above, the application is considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None proposed

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 November 2025	