

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01320/FPH	Insertion of rear dormer window and rooflights to front and side roofslopes. Alterations to existing ground floor rear element to include raising walls and change to flat roof and insertion of oriel window.	8 The Avenue Hitchin Hertfordshire SG4 9RQ
<u>Submitted Plan Nos</u>		
24025-LAY DR001-Rev-P01 24025-LAY-DR010 24025-LAY-DR011 24025-LAY-PR-A-DR110-Rev-P01 24025-LAY-PR-A-DR111-Rev-P01		

1.0 **Policies**

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 24/00679/FPH - Insertion of rear L-shaped box dormer window and three front rooflights to facilitate loft conversion. Alterations to existing ground floor rear element to include raising wall/facia and insertion of oriel window. Insertion of rear solar panels to existing roofslope. – Refused

3.0 **Representations**

- 3.1 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 8 comprises a semi-detached two storey dwelling off The Avenue, Hitchin. The site is within the Hitchin Conservation Area, and Article 4 Area. The site is open to the east/south across the green space to the side.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Insertion of rear dormer window and rooflights to front and side roofslopes.
- Alterations to existing ground floor rear element to include raising walls and change to flat roof and insertion of oriel window.

4.3 **Key Issues**

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

4.3.2 **Design:** The proposed built form and materials would be similar to the existing dormer to the neighbouring dwelling. Some views may be gained from raised parts of The Avenue and the surrounding area, however, the reduced scale of the dormer window is considered to suitably mitigate any impacts upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene and conservation area:** The works are to the rear of the dwelling and would therefore be predominantly obscured from view from the public realm. The previous refusal rested on visual impacts from the surrounding area, particularly from the raised parts of The Avenue. I consider that the reduced depth of the dormer would not result in the development occasioning harm to the surrounding area. Some views would be gained from neighbouring gardens, though I consider that this would be modest. It is therefore considered that there would be no detrimental impact to the street scene or conservation area.

4.3.4 **Impact on neighbours:** None. Would not project significantly beyond the existing rear elevation of the host dwelling and the 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. Proposed alterations to fenestration would be at ground floor level, and are therefore not considered to allow for overlooking of neighbouring properties. Complies with Policy D3 of the Local Plan. No neighbour objections were received.

4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. 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: 1 July 2025	