

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02158/FPH	Single storey rear extension following removal of existing detached outbuilding. Insertion of rear box dormer incorporating Juliette balcony, and 2 front roof lights to facilitate conversion of loft into habitable accommodation	29 Commons Lane Kimpton Hitchin Hertfordshire SG4 8QG

Submitted Plan Nos

2501-03 Rev A 2501-01 Rev A 2501-02 Rev A

1.0 Policies

2.0 **Site History**

2.1 No previous history.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Parish Council** – No Comment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 29 comprises a semi-detached two storey dwelling off Commons Lane, Kimpton. The site backs onto a shared garage area.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

The erection of a single storey rear extension & loft conversion following the introduction of a dormer window.

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary of Kimpton, 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, minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. The dormer window would be similar to others in the area, and would feature hanging tiles similar to the tiles to the principal elevation. Would not impact the appearance of the dwelling as viewed from the street scene given its location to the rear. Some views of both elements would be gained from the garage court to the rear, though I do not consider that the appearance of the dwelling as viewed from this angle would be harmful. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Heritage considerations:** N/A.

4.3.4 **Impact on the street scene:** The works are to the rear of the dwelling and would therefore be predominantly obscured from view from the public realm. Some views would be gained from neighbouring gardens and the rear parking/garage court, though I

consider that this would be modest. It is therefore considered that there would be no impact to street scene.

4.3.5 **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. Complies with Policy D3 of the Local Plan. No neighbour objections received.

4.3.6 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.7 **BNG:** Exempt from BNG requirements.

4.3.8 **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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 October 2025	