

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03099/FPH	Alterations to existing roof to include raised roof height and insertion of front and rear dormer windows and rooflights to create habitable space at first floor level. Alterations to existing attached garage to include raised roof height and insertion of front and side windows following removal of existing garage doors to facilitate garage conversion. Open sided porch following demolition of existing porch. External render and cladding and Installation of front access steps and landscaping works.	27 Hawthorn Close Hitchin Hertfordshire SG5 2BW

Submitted Plan Nos

D151_A_1000_P01 - D151_A_1001_P01 D151_A_1002_P02 D151_A_1003_P02 D151_A_1004_P04
Materials Schedule Rev 11022026

1.0 **Policies**

- D1 Sustainable design
- D2 House exts, replcmnt dwellings outbuild
- D3 Protecting living conditions
- SECN12 Achieving well-designed places

- 1.1. National Planning Policy Framework (2021)
- Section 12 – Achieving well-designed places
- 1.2. North Hertfordshire Local Plan (2011-2031)
- SP1 Sustainable development in North Herts
- SP9 Sustainable design
- D1 Sustainable design
- D2 House extensions, replacement Dwellings and Outbuildings
- D3 Protecting living conditions
- T1 Assessment of transport matters
- T2 Parking

2.0 **Site History**

- 2.1 24/02221/FPH Alterations to existing roof to include raised roof height and insertion of front and rear dormer windows to create habitable space at first floor level. Alterations to existing attached garage to include raised roof height and insertion of front and side windows following removal of existing garage doors to facilitate conversion of garage into dining room. Open sided porch following demolition of existing porch. creation of vehicular access off Hawthorn Close **CONDITIONAL PERMISSION**

3.0 **Representations**

- 3.1 **None**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 27 Hawthorn Close is a detached dwellinghouse in a corner position.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the alterations to existing roof to include raised roof height and insertion of front and rear dormer windows and rooflights to create habitable space at first floor level. Alterations to existing attached garage to include raised roof height and insertion of front and side windows following removal of existing garage doors to facilitate garage conversion. Open sided porch following demolition of existing porch.

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 resultant impact on the character and appearance of the locality.
 - The impact that the proposed development would have on the living conditions of neighbouring occupiers.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the development would have on the environment.

Design and Appearance:

- 4.3.1 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 126 of the NPPF states that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities”. In this regard, Policy D1 and D2 of the North Herts Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.2 Policy D1 of the North Herts Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3.3 Policy D2 of the North Herts Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3.4 Policy D2 goes on to state that “extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene”.
- 4.3.5 The proposed extensions would be highly visible from the public realm due to the location on a prominent corner of Hawthorn Close. Following amendments to the proposed materials they are now a similar material palette to the existing dwellinghouse. These materials are sympathetic to the existing building and would not result in an adverse effect.
- 4.3.6 Although the extensions would be prominent in the street view given the dwellinghouses position on the corner, it is my opinion that the proposed development, by virtue of the its position, roof form, use of matching materials and scale would represent a form of development that would on balance, would not be out of place given the context and would be sympathetic to the character and setting of the host

dwellinghouse and streetscene. Therefore the proposed development would be acceptable development that would function well in conjunction with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Neighbouring Amenity

- 4.3.7 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.
- 4.3.8 Policy D3 of the North Herts Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.9 No neighbouring representations have been received.
- 4.3.10 Given the siting of the extension with No. 25 it is considered that the proposed development would not result in any unacceptable harmful overbearing impact upon the occupiers of nearby neighbouring dwellings. I have recommended that the windows on the side elevation facing the neighbour at No25 be obscured glazed and non-opening below 1.7 metres. The proposed development would be in compliance with both local and national planning policies.

Car Parking and Highways:

- 4.3.11 Policy T1 of the North Herts Local Plan states that “planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network”.
- 4.3.12 Policy T2 states that “planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents”.
- 4.3.13 As per the previous planning permission granted, the proposed development would result in the creation of a new access and closing of the existing given the conversion of the existing integrated garage. Following confirmation of the closing of the existing access Herts Highways raised no objection subject to a number of conditions. The application site benefits from off-street car parking with space for at least two cars. The development would therefore not give rise to the requirement for additional car parking provision on site. The proposal would be in compliance with local car parking standards.

Environmental Implications:

- 4.3.14 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.15 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

- 4.4.1 On balance the proposed development is considered to comply with policies D1, D2, D3 of the NHLP 2011-2031 and Sections 12 of the NPPF 2021 and is therefore acceptable.

4.5 **Alternative Options**

None applicable.

4.6 **Pre-Commencement Conditions**

None applicable.

5.0 **Recommendation**

- 5.1 That planning permission be GRANTED subject to the following conditions for the following reasons:

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 extensions hereby permitted shall only be finished as stated on the Materials Schedule Rev 11022026 and drawing number D151_A_1004_P04 Proposed Elevations and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and 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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 February 2026	