

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02092/FPH	Single storey rear extension. Installation of no.2 front roof lights and L-shaped rear dormer window to facilitate conversion of loftspace into habitable accommodation. Alterations to fenestration.	31 York Road Hitchin Hertfordshire SG5 1XB

Submitted Plan Nos

L-01 L-02C

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN5	Meeting the challenge of Climate Change
SECN14	Achieving well-designed places

2.0 **Relevant Site History**

- 2.1 21/00560/FPH - Insertion of 3no. rooflights to existing front elevation roofslope and dormer window with Juliet balcony to existing rear elevation roofslope to facilitate conversion of loftspace into habitable accommodation

Conditional Permission

- 2.2 12/02288/1HH - Replacement roof with three rooflights to rear extension and insertion of one rooflight to existing flat roof extension

Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey semi-detached dwelling situated on York Road, Hitchin. The site benefits from a rear garden.

- 4.1.2 York Road already has several examples of front rooflights and deep L-shaped dormer windows.

4.2 **Proposal**

- 4.2.1 Single storey rear extension. Installation of no.2 front roof lights and L-shaped rear dormer window to facilitate conversion of loftspace into habitable accommodation. Alterations to fenestration.
- 4.2.2 The scale and siting of the proposed L-shaped dormer window have already been approved under 21/00560/FPH granted on 30.06.2021, but has since lapsed due to not having a material start.

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 and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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 14 of the National Planning Policy Framework.
- 4.3.3 The proposed single storey rear extension would be infill with neither the width nor the depth extending beyond existing walls and would have a pitched roof form. The proposed walls are to be rendered dark grey. The design is considered acceptable.
- 4.3.4 The proposed front rooflights would be modest in size and are considered acceptable.
- 4.3.5 The proposed rear L-shaped dormer window would not exceed the existing ridge height and would extend the length of the existing outrigger. The proposed external materials are composite timber cladding and white uPVC windows. The scale and siting of the proposed L-shaped dormer window have already been approved under 21/00560/FPH with the main difference in the current proposal being the removal of the Juliette balconies and a slightly reduced roof height. The proposal includes painting of render to a darker colour which likely benefits from a permitted development fallback position. The darker colour matches the darker tiles used in rear projections on York Road. The dormer wall material, while differing from the established hanging tile along York Road, is a close enough match to the red brick and brown roof tiles. Given the vistas on to York road, no.31 is largely obscured by existing built form. Therefore, on balance, I considered the design and scale of the scheme unobjectionable.

- 4.3.6 The proposal is considered to comply with Policies D1 and D2 of the NHLP and Section 14 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 Regarding neighbour amenity, given the lack of side elevation fenestration, the existing built form and relationship between neighbouring dwellings, the scale and siting of the proposal are considered to be unobjectionable. Therefore, it is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 14 of the NPPF.

Highways and Parking:

- 4.3.10 The development includes an increase in the number of bedrooms from 3no. to 4no. The site has no on-site parking so already fails to comply with Policy T2 of the NHLP. However, on street parking exists and the site is in a sustainable location. So, this would not be a strong enough reason for refusal.

Environmental Implications

- 4.3.11 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 5 of the NPPF.

Biodiversity Net Gain:

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

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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: 13 October 2026	