

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01965/FPH	Raise roof height, insertion of rear dormer window and one front rooflight to facilitate loft conversion. (amended plans received 30.09.2026).	22C The Avenue Hitchin Hertfordshire SG4 9RL

Submitted Plan Nos

AD-OS AD-00-01 AD-00-20 AD-01-01 AD-01-20 AD-01-30

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 21/00340/FPH - Single storey side extension and front entrance canopy. Infill extension between main dwelling and existing double garage and side extension to existing garage to facilitate garage conversion to provide additional living accommodation (as amended by plans received 04/03/21 and 11/03/21).

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 detached, two-storey dwelling situated on The Avenue, Hitchin. The application site benefits from a driveway and rear garden. The application site lies just outside of the Hitchin Conservation Area and Article 4 Direction.
- 4.1.2 The Avenue is characterised by multiple dwelling styles including a three-storey flat block, three-storey gable projections, hipped roofs, gable end roofs, catslide roofs and front gable projections. Tall chimneys are also a prominent feature. The material palette

is predominantly red brick with examples of render, black timber cladding and hanging tile.

4.2 **Proposal**

- 4.2.1 Raise roof height, insertion of rear dormer window and one front rooflight to facilitate loft conversion.

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 proposal seeks to raise the ridge of the roof by ~1.2m and introduce a rear box-dormer with a width of 9.9m, inset from each side elevation eave by 0.25m, a maximum height of 1.95m and a maximum depth of 3.35m. The design includes 1no. front elevation roof light. Few examples of dormers exist along The Avenue; however, there are two notable examples, one of which is highly visible to the street scene with the other less so, both light grey in colour and within the Conservation Area. The proposed external materials are roof tiles to match existing and black zinc cladding for the dormer walls to be similar in colour to existing elements of the dwelling. The proposed rear dormer is likely to be partially visible from the street scene of The Avenue and would be partially visible from Wymondley Road; however, these vistas are largely not within the Conservation Area and the application dwelling is set away from both highways. Regarding the increase in ridge height, per the street scene plan, this would see the new ridge height sit ~1.4m taller than the two immediate neighbours. While notable, there are evident mitigating circumstances: The main front elevation wall of the application dwelling is set in from the highway and sits further back in the plot than the two immediate neighbours, both of which have two-storey front gable projections; this would reduce a visible sense of dominance as seen from the highway. Given this reasoning, and the varied heights along the street scene, it is not considered that the proposal

would result in a level of development that would appear incongruous to the immediate locality.

- 4.3.4 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 14 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 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.
- 4.3.6 Regarding nos. 22b and 22d The Avenue, the immediate northern and southern neighbours, given that the proposed development would remain within the existing footprint of the dwelling, incorporates no side elevation windows and given the garden layouts and existing built form, it is not considered that the proposal would result in such harm to the living conditions of nos. 22b or 22d, as to be objectionable, in terms of over-dominance, shading or loss of privacy.
- 4.3.7 Regarding no.17 Wymondley Road, the rear, eastern neighbour, the dwellings are sufficiently set apart and the upper-floor side elevation window to no.17 which faces the application site's garden is set to be obscure glazed due to serving a bathroom. As such, it is not considered that the proposal would result in such harm to the living conditions of no.17, as to be objectionable, in terms of over-dominance, shading or loss of privacy.
- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 14 of the NPPF.

Highways and Parking:

- 4.3.9 The proposal includes an increase in the number of bedrooms from 4no. to 5no. The application site benefits from a large driveway which can accommodate above the minimum requirement of 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, no parking issues should arise from the proposal.

Environmental Implications

- 4.3.10 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:

- 4.3.11 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 October 2026	