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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...William Thompson.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                             | APPLICATION SITE                                                 |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| 26/00608/FPH             | Raise existing roof ridge height for the<br>insertion of rear box dormer window<br>and three front rooflights to facilitate<br>loft conversion. | 19 Kings Road<br><br>Hitchin<br><br>Hertfordshire<br><br>SG5 1RD |

**Submitted Plan Nos**

Location Plan   ELA/1 A   ELA/2 A   ELA/3 A   ELA/6 A   ELA/12 A   ELA/13 A

**1.0      Policies**

|        |                                         |
|--------|-----------------------------------------|
| D1     | Sustainable design                      |
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| T2     | Parking                                 |
| SECN12 | Achieving well-designed places          |
| SECN14 | Meeting climate change,coastal,flooding |

## 2.0 **Relevant Site History**

2.1 None relevant

## 3.0 **Representations**

3.1 **Neighbour Consultation** – 2 received in objection:

- ☐ Harm to Character and Appearance
- ☐ Overdevelopment and Excessive Bulk
- ☐ Impact on Neighbouring Amenity
- ☐ Lack of Construction Management Plan
- ☐ Neighbour Notification considered 'inadequate'
- ☐ Precedent and Cumulative Impact

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 The application site accommodates a terraced two-storey dwelling situated on King's Road, Hitchin.

### 4.2 **Proposal**

- 4.2.1 Raise existing roof ridge height for the insertion of rear box dormer window and three front rooflights 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 12 of the National Planning Policy Framework.
- 4.3.3 The proposed rear dormer would have a width of 4.65m, a maximum depth of 3.65m and a maximum height of 2.15m. This would see the height of the ridge increase by 434mm. The proposed external materials are timber/hanging tiles for the walls, tiles and felt to the roof and timber windows to match existing. The design includes 3no. modest front rooflights. The existing chimney would remain unaffected. Regarding comments made in objection, the proposal would not appear incongruous to the grain of development along King's Road, as similar ridge height increases, roof height differences, front rooflights and rear dormers exist along the street.
- 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 12 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 neighbour amenity, given the acceptable scale of the proposed dormer, which is wholly comparable to those existing along King's Road, and the appropriate level of rear glazing, it is not considered that the proposal would result in unacceptable harm

upon neighbouring living conditions, as to be objectionable, in terms of over dominance, shading or overlooking.

- 4.3.7 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The development includes an increase in the number of bedrooms from 2no. to 3no. The application site already fails to comply with Policy T2 of the NHLP, as there is no on-site parking. The parking provision remains unaffected, on-street parking exists and the site is in a sustainable location; therefore, this would not be a strong enough reason for refusal.

Environmental Implications

- 4.3.9 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 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 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.

Other Matters:

- 4.3.11 Regarding comments made in objection:
- ☐ A Construction Management Plan would not be expected for development of this scale.
  - ☐ Two site notices were publicly displayed and the relevant neighbouring properties were notified via letter. Ergo, I find that the consultation process was wholly adequate.

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.

|                                                                                                                               |                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p>                                                                                                    |                                                                                                                                                 |

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| <b>Date:</b> 18 May 2026 |  |
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