

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00632/FPH	Raise existing roof ridge height, insertion of L-shaped box dormer to rear roofslope and 3No. rooflights to existing front roofslope to facilitate conversion of loftspace into habitable accommodation following removal of existing chimney stack.	56 Kings Road Hitchin Hertfordshire SG5 1RD

Submitted Plan Nos

PL.001 PL.002 PL.003 PL.004 PL.005 PL.006 1 PL.007 2 PL.008

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** – None received

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. The immediate locality of Kings Road has several examples of L-shaped box dormers and differing roof levels.

4.2 **Proposal**

4.2.1 Raise existing roof ridge height, insertion of L-shaped box dormer to rear roofslope and 3No. rooflights to existing front roofslope to facilitate conversion of loftspace into habitable accommodation following removal of existing chimney stack.

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 to match the existing dwelling, a maximum depth of 7.45m and a maximum height of 2.7m. This would see the height of the ridge increased by 300mm. The proposed external materials are grey zinc effect cladding for the dormer walls and facing brickwork to the main dwelling walls to match existing, uPVC sliding sash windows to match existing and roof tiles to match existing. The design includes 3no. modest front rooflights and 1no. dormer rooflight. The design includes 1no. obscure glazed upper floor side elevation window. The existing central chimney is proposed to be removed while the chimney along the boundary would remain unaffected. Precedent for dormers exists along Kings Road, including that of similar scale and more visible to the streetscene. The proposal is to the rear, would not be visible from the streetscene and would be partially visible from a carpark to abutting the rear of the site. The proposal would not appear incongruous to the grain of development along King's Road, as similar central chimney removals, ridge height increases and roof height differences exist along the streetscene.
- 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 no.57 King's Road, the southern, non-adjointing neighbour, given the scale and siting of the proposed dormer in relation to the existing built form and the appropriate level of rear glazing, it is not considered that the proposal would result in unacceptable harm upon the living conditions of no.57, as to be objectionable, in terms of over dominance, shading or overlooking.
- 4.3.7 Regarding no.55 King's Road, the northern, adjoining neighbour, the proposed upper-floor side elevation window is marked as and conditioned to be obscure glazed. An additional level of harm in shading would be introduced to an upper floor rear facing window; however, as this window is predominantly west facing, so already not receiving the optimal amount of daylight, this level of harm is considered acceptable. The scale of the proposal is considered as acceptable. Therefore, it is not considered that the

proposal would result in unacceptable harm upon the living conditions of no.55, as to be objectionable, in terms of over dominance, shading or overlooking.

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

Highways and Parking:

- 4.3.9 The development includes an increase in the number of bedrooms from 3no. to 4no. 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

- 4.3.10 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 14 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 May 2026	