

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03022/FPH	Alterations to existing roof to include hip to gable roof extension and insertion of rear box dormer with Juliet balcony and front rooflights to facilitate loft conversion into habitable accommodation. Single storey side and rear extensions following demolition of existing conservatory. Alterations to existing attached garage to facilitate conversion of part of garage into habitable accommodation . Installation of rear raised patio with access steps. Erection of detached rear outbuilding.	117 Willian Road Hitchin Hertfordshire SG4 0LT

Submitted Plan Nos

2516_00A_A3_Site_Location_Plan 2516_01 2516_02 2516_03

1.0 Policies

- D1 Sustainable design
- D2 House exts, replcmnt dwellings outbuild
- D3 Protecting living conditions
- T2 Parking

2.0 Site History

- 2.1 95/00211/1HH - First floor side extension. CP 20/04/1995.

3.0 Representations

- 3.1 Neighbour consultation and site notice posted - no comments received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 No 117 is a 2-storey, semi-detached dwelling with attached single garage and rear conservatory and decking. The property is sited within a generous plot. The property is of brick and tile construction. There are substantial changes in gradient at the site and between the site and neighbouring properties. The front driveway rises up to the front elevation of the dwelling, with steps up to the front door. The rear garden slopes away to the rear boundary. No 117 sits at a substantially higher level than no 115.
- 4.1.2 No 119, the neighbouring semi-detached pair has a rear single storey extension along the shared boundary. There are examples of outbuildings in neighbouring gardens including substantial outbuildings adjacent to the boundary at the rear of the garden with no 119.
- 4.1.3 There are examples of extensions in the wider locality.

- 4.1.4 The surrounding area is largely residential. The north side of Willian Road is characterised by the distinctive style of hipped roofed semis with some hipped roof detached properties. The tiled, hipped roof feature is a distinctive feature in the streetscene and makes a positive contribution to the character and appearance of the locality.

4.2 **Proposal**

- 4.2.1 Consent is sought for:

“Alterations to existing roof to include hip to gable roof extension and insertion of rear box dormer with Juliet balcony and front rooflights to facilitate loft conversion into habitable accommodation. Single storey side and rear extensions following demolition of existing conservatory. Alterations to existing attached garage to facilitate conversion of part of garage into habitable accommodation. Installation of rear raised patio with access steps. Erection of detached rear outbuilding.”

- 4.2.2 The proposed materials includes:

- ☐ Walls - House extension walls in sand cement render painted in white. Outbuilding walls in timber cladding.
- ☐ Roof - House side and rear and hip-to-gable extension roofs in clay pantile pitched roof to match the existing house. Dormer roof in black EPDM rubber roof. Outbuilding roof in black EPDM rubber roof.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are:

- 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.
- The impact that the proposed development on car parking provision in the area.
- The impact that the proposed development on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate 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 (NPPF).

4.3.3 Therefore in order to be supportable, development must:

- ☐ respond appropriately and positively to the site's local context.
- ☐ be sympathetic to the main dwelling in terms of scale, form and orientation.
- ☐ must not cause harm to the character and appearance of the locality.

Hip to Gable extension, Rear Box Dormer and Roof lights

4.3.4 The distinctive hipped roof appearance of No 117 and neighbouring properties makes a positive contribution to the character and appearance of the streetscene. The hip feature has already been adjusted by the existing first floor side extension. The proposed hip to gable extension would materially alter the character and appearance of the host property. The loss of the distinctive hip feature would not be sympathetic to the main dwelling in terms of scale or form and would not relate appropriately or positively to the site's local context. Harm would be caused to the character of the host dwelling and the wider streetscene.

4.3.5 Whilst located to the rear of the property, oblique views of the box dormer would be gained from the street. The box dormer would be highly visible from the wider locality at the rear. The box dormer would be out of keeping with the style and character of the host dwelling and wider locality and could only be facilitated by the roof hip to gable extension which would be harmful to the dwelling for the reasons cited above.

4.3.6 The proposed rooflights on the front elevation would also be out of keeping with the uniformity of the distinctive roof features in this part of Willian Road.

4.3.7 The proposed materials of clay rooftiles to match existing and vertically hung clay tiles to the dormer walls would be acceptable.

4.3.8 The design of the hip to gable roof extension, box dormer and roof lights fail to meet the policy requirements of Local Plan policies D1 and D2 and the provisions of the NFFP.

Single Storey Rear and Side Extension

4.3.9 It is proposed to remove the existing conservatory and replace it with a single storey rear and side extension. The rear element would be in line with the existing extension at no 119 and would have a similar roof form. The side and rear extensions relate adequately to the host dwelling and wider locality and would be acceptable in design terms. The proposed materials of clay roof tiles to match existing and white render would be unobjectionable. The white render would not be in keeping with the character of the host dwelling. However, it would not be visible from the street and there are examples of render in the wider locality.

Raised Patio and access steps

- 4.3.10 Acceptable in design terms.

Outbuilding

- 4.3.11 The outbuilding would be a substantial structure in the rear garden. It would be acceptable in design terms. It would relate adequately to the garden location. Proposed materials of timber cladding would be acceptable.

Potential impact on neighbouring amenity

- 4.3.12 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the NPPF.

Hip to Gable extension, Rear Box Dormer and Roof lights

- 4.3.13 Limited impact – a potential increase in the degree of overlooking due to the box dormer windows/Juliet style balcony may arise. However, this would be no greater than could be expected in a built up area.

Single Storey Rear and Side Extension and Raised Patio and access steps

Impact on no 115

- 4.3.14 The proposed rear and side extension would project approximately 3.7m in depth and be set approximately 1.3m off the boundary. Whilst the extension would be single storey, the change in gradient means that it would sit above garden ground level at the host property. The impact of the bulk and mass of the extension would be exacerbated due to the local topography resulting in no 115 sitting at a substantially lower level. The orientation of the properties means that some degree of overshadowing of the patio area of no 115 could occur throughout the day. This would be contrary to Local Plan policy D3 and the provisions of the NPPF.

- 4.3.15 Due to the change in gradient at the property, the proposed rear patio would sit approximately 0.8m above ground level and extend a further 3m into the rear garden beyond the 3.7m depth extension. Whilst the patio would be sited approximately 3.5m off the boundary with no 115, the height of the patio and steps would afford views into the rear garden of no 115, resulting in potential overlooking and loss of privacy. This would be contrary to Local Plan policy D3 and the provisions of the NPPF.

Impact on no 119

- 4.3.16 The proposed rear extension would be in line with the extension at no 119 – no harm arising.

- 4.3.17 Due to the change in gradient at the property, the proposed rear patio would sit approximately 0.8m above ground level immediately adjacent to the shared boundary with no 119. This would result in potential overlooking and loss of privacy. This would be contrary to Local Plan policy D3 and the provisions of the NPPF.

Outbuilding

- 4.3.18 The proposed outbuilding would be 2.5m in height and set approximately 1m or more off all boundaries. No unacceptable harm would be caused to neighbouring occupiers.

Highways and Parking

- 4.3.19 The proposal would result in an additional bedroom and the loss of the existing garage. There is adequate space to park on the driveway and on street parking provision. Acceptable.

Environmental Implications

- 4.3.20 The proposed development would be limited in scale and is a sustainable location. There would be 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.

Biodiversity Net Gain

- 4.3.21 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development fails to comply with the provisions of Policies D1, D2 and D3 of the Local Plan 2011-2031 and fails to meet in part the general provisions of the National Planning Policy Framework. Refuse planning permission.

4.5 **Alternative Options**

- 4.5.1 None applicable

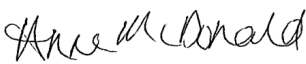
5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reasons:

1. The proposed hip to gable roof extension and rear dormer window would cause unacceptable harm to the character and appearance of the host property and the streetscene and wider locality. The proposal would therefore fail to comply with Policy D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and the aims of section 12 of the National Planning Policy Framework (2024).
2. As a result of local topography and the siting and height above ground level of the single storey rear and side extension, unacceptable harm would be caused to the amenity of the occupiers of no 115 through overbearing mass and bulk of the proposal and overshadowing during certain times of the day. The proposal would therefore fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the aims of section 12 of the National Planning Policy Framework (2024).
3. As a result of local topography and the siting and height above ground level of the raised patio and access steps, unacceptable harm would be caused to the amenity of the occupiers of nos 115 and 119 through overlooking, resulting in loss of privacy. The proposal would therefore fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the aims of section 12 of the National Planning Policy Framework (2024).

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 29 January 2026	