

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00798/FPH	Alterations to existing roof to include hip to gable roof extension with glazed elevation, installation of front and side solar panels and rooflights to create habitable space at first floor level.	7 Uplands Avenue Hitchin Hertfordshire SG4 9NH
<u>Submitted Plan Nos</u>		
0304_51_PL501 0304_51_PL502 0304_51_PL503 0304_51_PL504A 0304_51_PL505 0304_51_PL506 0304_51_PL507 0304_51_PL509 0304_51_PL510		

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 19/00819/FPH - Single storey rear/side extension following demolition of existing garage.

Conditional Permission

2.2 19/00432/FPH - Single storey side extension following demolition of existing garage. Insertion of velux windows in roofslopes to facilitate loft conversion.

Conditional Permission

2.3 18/02135/FPH - Single storey side extension following demolition of existing garage. Insertion of velux windows in roofslopes to facilitate loft conversion.

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 bungalow dwelling situated on Uplands Avenue, Hitchin. The site benefits from a driveway, a front and rear garden.

4.2 **Proposal**

- 4.2.1 Alterations to existing roof to include hip to gable roof extension with glazed elevation, installation of front and side solar panels and rooflights to create habitable space at first floor level.

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 proposal would see the existing rear hipped roof form change to a rear gable roof form. The design includes 2no. new rooflights (1no. side elevation and 1no. front elevation). All development would take place within the existing footprint of the dwellinghouse. The proposed materials are set to match existing bar the indication of a small level of render within the rear gable. The design includes rear apex glazing.
- 4.3.4 The proposal includes solar panels to the existing front and east side roofslope and on the existing flat roof element.
- 4.3.5 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:

- 4.3.6 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.
- 4.3.7 Regarding neighbour amenity, given the scale of the development and the screening / existing built form, it is not considered that the proposal would result in unacceptable

harm upon living conditions 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 would retain sufficient space for the provision of 2no. parking spaces. Therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

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: 19 May 2026	