

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01156/FPH	Single storey rear extension following demolition of existing rear element. Insertion of rear L-shaped box dormer and front rooflight to facilitate loft conversion. Insertion of first floor side window.	66 Brampton Park Road Hitchin Hertfordshire SG5 1XE

Submitted Plan Nos

Location Plan SG5-1XE-66-01 - SG5-1XE-66-04G

1.0 Policies

D1	Sustainable design
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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 **Site History**

2.1 No previous history.

3.0 **Representations**

3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 66 comprises a semi-detached two storey dwelling off Brampton Park Road, Hitchin. The surrounding area comprises semi-detached or terraced dwellings. It is evident that there are dormer windows to the rear roof slopes of some nearby properties, and some extensions to the rear of these properties.

4.2 **Proposal**

4.2.1 Planning permission is sought for:

Single storey rear extension following demolition of existing rear element. Insertion of rear L-shaped box dormer and front rooflight to facilitate loft conversion. Insertion of first floor side window.

4.3 **Key Issues**

- 4.3.1 **Principle:** Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan.
- 4.3.2 **Design:** The proposed built form and materials would be similar to the existing dormer windows to the attached neighbour, and other properties to the north along Brampton Park Road. Scale, layout and appearance of the rear extension would be similar to the extensions present at No. 62 & 64. I therefore consider that the grain of development supports the proposed extension. Minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. The proposed rooflight and side window would not significantly alter the appearance of the dwelling and would not significantly depart from local character and design. Materials of construction are considered to hold a suitable visual relationship with the dwelling and surrounding area. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 **Impact on the street scene:** The works are predominantly to the rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. It is therefore considered that there would be no impact to street scene or conservation area.
- 4.3.4 **Impact on neighbours:** The dormer window would not significantly enlarge the bulk of the dwelling past the rear elevation of neighbouring dwellings and is therefore not considered to cause losses of light or dominance that would be harmful. Outlook would be consistent with existing and would not unacceptably overlook neighbouring windows and curtilages. It is noted that the single storey rear extension would enlarge the dwelling by approximately 3.7m beyond the rear elevation of both adjoining neighbours. No. 65 would be situated between the extensions at No. 64 and 66, and may experience some tunnelling, however, given the lack of rear windows at ground floor level, I do not consider that this would be significant or harmful. It is noted that the extension would bring the bulk of development closer to the side elevation of this neighbour, however, given the existing presence of the dwelling and bulk of the outtrigger, I do not consider that the change in dominance post-development would be harmful or detrimental. Double doors are present to the rear elevation of No. 67, and this neighbour benefits from a narrower garden. Therefore, some impacts are likely to be experienced by these neighbours. Given that the extension would be to the north of this neighbour and would be single storey in height, I do not consider that these impacts would be significant or adverse. It is noted that both neighbours would continue to benefit from long gardens not adjacent to the extension. Outlook from the extension would be at ground floor level and is not considered to allow for overlooking into the neighbouring curtilages. The proposed side window would be obscure glazed and would only open above 1.7m above the finished floor level of the room it would serve and is therefore not considered to harm the privacy levels afforded to neighbours. The rooflight would be consistent with the existing outlook of the dwelling and would therefore not harm neighbouring occupiers. Complies with Policy D3 of the Local Plan.
- 4.3.5 **Parking:** No alteration need for parking levels. Complies with T2 of the Local Plan.
- 4.3.6 **BNG:** Exempt from BNG requirements.

- 4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

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.

3. The window at first floor level on the side elevation host dwelling hereby permitted shall be permanently glazed with obscure glass unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

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: 23 June 2025	