

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00626/FPH	Single storey front extension following demolition of existing front element. Insertion of two front rooflights following removal of existing front dormers. Alterations to fenestration (as amended by plan No. P2 received 25.03.25)	2 Gosmore Ley Cottage Hitchin Road Gosmore Hitchin Hertfordshire SG4 7QL

Submitted Plan Nos

Location Plan P1 - Existing Ground Floor and Elevations Plan P2 - Proposed Ground Floor and Elevations Plan P3 - Proposed Roof, Section and Site Plan

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places

2.0 **Site History**

Two dormer windows in front roofslope (as amended by plan no. 3276 Rev A received 8th April 2008). Granted

3.0 **Representations**

St. Ippolyts Parish Council: 'No objection'

Site Notice/Adjoining occupiers: Occupiers of No. 2 request consideration be given to a traffic management plan condition.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Semi-detached property located on the east side of Hitchin Road, Gosmore Road

4.2 **Proposal**

Single storey front extension following demolition of existing front element. Insertion of two front rooflights following removal of existing front dormers. Alterations to fenestration

The proposal includes changing windows to light grey.

The proposed extension would project 1.9m along the side boundary with No. 1 Gosmore Ley Cottages.

4.3 **Key Issues**

Principle

The dwelling is within the Category A village boundary of Gosmore within which Policy SP2 says that general development will be permitted. In principle therefore the proposal is acceptable.

Impact on heritage assets

The front part of the driveway is within the Gosmore Conservation Area whilst the part nearest the house and the house and garden is outside. All of the development is outside of the CA. Given the existing front extension and the limited additional footprint and similar design (sloping roof, white render etc) there would be a neutral impact on the setting of the Gosmore CA in my opinion. The removal of the front dormers would be a positive impact of the proposals.

Design and appearance

The removal of the front dormers is welcome – they are not sympathetic to the appearance of the dwelling or the surrounding area. The removal of the concrete tiles and replacement with slates – like next door - is also a positive improvement. The proposed rooflights would be similar to No. 1 Gosmore Ley Cottages - as would the proposed change to grey upvc windows.

The proposed demolition of the front extension and its enlargement is acceptable. The depth is not overly excessive and a similar roof design is proposed.

The proposals comply with the requirements of Policy D1 and D2 of the Local Plan.

Impact on neighbouring property

No. 1 has an existing flat roofed front extension and similar roof and window materials. Due to the limited projection of the front extension, the existence of an existing 1.8m high boundary fence between No. 1 and No. 2 it is considered that the residential amenity of No. 1 would not be significantly affected by this proposal.

The proposals comply with Policy D3 of the Local Plan.

For this small scale development it would not be reasonable to impose a traffic management condition as requested by the neighbours. Space exists for contractors parking on the front drive and the construction period is likely to be limited for this scale of development.

4.5.1 Climate change

This householder application is exempt from the need to demonstrate 10 % gain in BNG. The small scale of the development means that there will be little, if any, impact on local climate change.

4.4 **Conclusion**

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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 April 2025	

