**DELEGATED FILE NOTE**

**CASE OFFICER:** ...Ben Glover.....

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/01184/FPH | Raised roof height and insertion of front, rear and side dormer windows to facilitate loft conversion and front extension including storm porch. | 39 Broadmead<br>Hitchin<br>Hertfordshire<br>SG4 9LX |

**Submitted Plan Nos**

E010.01 010.01 B 010.00 A 035.01 B 011.01 B E035.01 E030.00 E001.00 C

**1.0 Policies**

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Chapter 7 – Requiring good Design

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions
T2 – Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011

2.0 **Site History**

2.1 No previous relevant planning history.

3.0 **Representations**

3.1 **Neighbouring Notifications:**

The owners/occupiers of No. 1, 3, 5 Manor Crescent, 37 Broadmead and No. 1, 2 Poplar Close were notified on 15/05/2018. Objections have been received from No. 1 and 2 Poplar Close. The objections are summarised below:

- Dormer windows proposed to the rear would overlook into No. 1 & 2 Poplar Close.

3.2 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 39 Broadmead is a single storey detached bungalow situated within a predominately residential area of Hitchin. The property features a detached garage to the side of the dwelling.

4.1.2 The local characteristics of this part of Broadmead consist of a mixture of single storey and chalet bungalow properties.

4.2 **Proposal**

4.2.1 Planning permission is sought for the raising of the roof height to facilitate the conversion of the loft into habitable space. The proposal includes the insertion of roof dormers to the front, rear and side of the dwelling. Planning permission is also sought for the construction of a porch to the front of the dwelling.

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 resultant impact on the character and appearance of the area.

--The impact that the proposed development would have on the living conditions of neighbouring properties.

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

Design and Appearance:

4.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 7 - Requiring good design). In this regard, Policy 28 and 57 of the Local Plan is consistent with the NPPF.

4.3.3 The application site occupies a medium sized plot set back of the public highway. The site features a short garden with properties sited to the sides and rear. The proposed development would result in the conversion of the roof space into habitable accommodation following the raising of the roof and insertion of dormer windows.

4.3.4 The proposed development would we visible from within the surrounding street scene. There are a number of properties along this part of Broadmead that feature existing front dormers and loft conversions. Therefore, it is considered that the principle of the proposal in this area would be acceptable.

4.3.5 The design of the development would be in keeping with that of the existing property and surrounding street scene. The raising of the roof height would remain level with existing properties along this part of the street scene given the nature of the local topography. Whilst the addition of the side facing dormer on the front outrigger would be to some extent out of keeping with the area, given the limited and unobtrusive scale of the side dormer, it would be an on balance acceptable addition to the dwelling.

4.3.5 Given the above, it is considered that the proposed development would not result in an unacceptable impact upon the character and appearance of the host property and would therefore be compliant with Policy 28 and 57 of the District Local Plan and the core principles set out within the National Planning Policy Framework.

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 28 of the Local Plan.

4.3.7 The application site is neighboured by No. 37 Broadmead with the rears of properties along Poplar Close and Manor Crescent to the side and rear of the application site. Objections have been raised to the impact the proposed rear dormer window would have on the privacy of properties to the rear of the application site.

4.3.8 It is considered that the proposed fenestration to the rear of the application site would be appropriate given the limited size of the fenestration proposed. Furthermore, the windows would serve bedrooms that would not be in use for long periods of the day. The proposed development would therefore not result in an unacceptable impact upon neighbouring privacy.

4.3.9 The proposal includes the addition of a dormer window within the side facing roofslope within the front outrigger. The application states that this window would be obscure glazed. Obscure glazing will be secured by means of a condition restricting the glazing to be obscured permanently unless otherwise agreed by the Local Planning Authority. The proposal would therefore not result in the overlooking of neighbouring properties.

4.3.8 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.9 The development would result in the creation of one additional bedroom increasing the total number to four. The proposal includes an extension to the off-street car parking capacity, increasing off-street car parking to two to three cars. The proposal would not result in any unacceptable adverse impacts upon car parking in the area.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and are considered to comply with the necessary provisions of both the existing and emerging Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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(s) at first floor level on the east elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason:To safeguard the privacy of the occupiers of the adjacent dwelling.

**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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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| Signed<br><br>Simon Ellis<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 26 June 2018 | |