

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00789/FPH	Alterations to existing roof to include roof extension, raised roof height and insertion of side box dormers to create habitable space at first floor level. Single storey rear extension following demolition of rear element and existing garage. Alterations to fenestration.	70 St Albans Road Codicote Hertfordshire SG4 8UU

Submitted Plan Nos

3905 PL01 3905 PL02 3905 PL03 3905 PL04 3905 PL05

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

Sustainability SPD

Parking at New Development SPD

2.0 **Relevant Site History**

2.1 None

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 **Codicote Parish Council** – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 70 is a single storey detached bungalow situated on the north-west side of St Albans Road, Codicote. The site is situated on the edge of a predominately residential

area that consists of a variety of dwellings of varying scale, design, and appearance. Parking in the area is predominately off-street including on the application site.

4.1.2 The application site is not situated within a Conservation Area or within the Green Belt.

4.2 **Proposal**

4.2.1 Planning permission is sought for the alterations to existing roof to include roof extension, raised roof height and insertion of side box dormers to create habitable space at first floor level. Single storey rear extension following demolition of rear element and existing garage. Alterations to fenestration

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.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 Policy D1 of the North Herts Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.

4.3.4 Policy D2 of the North Herts Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.

4.3.5 Policy D2 goes on to state that “*extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene*”.

4.3.6 I want to discuss the different elements of the proposed development. Firstly the erection of a single storey rear extension following demolition of rear element and existing garage and the alterations to fenestration. I do not have any objections to the proposed rear extension. The extension would project 3 metres from the existing rear elevation and project no further than the existing rear element to be demolished. The rear extension and side new garage element has a crown roof with skylights. The side

element has been brought off the side boundary with No. 68. The existing car port is to remain.

4.3.7 It is considered that the proposed design of the rear extension, removal of detached garage and erection of new integrated garage are sympathetic to the existing house in height, form, proportions, roof type and materials. Therefore, I find the proposed single-storey rear elements to be unobjectionable in design terms.

4.3.8 The remaining part of the proposal is the alterations to existing roof to include roof extension, raised roof height and insertion of side box dormers to create habitable space at first floor level. Whilst I do not have an objection to the raising of the roof height given that the host property sits between two 2 storey properties, the appearance and form of the two side dormers are contrary to the character of the area and host dwellinghouse.

4.3.9 In regards to the street scene and character of the area, the two side dormers would be highly visible in St Albans Road. In my opinion, the proposed development would have a detrimental impact on the character and appearance of the host dwelling and the character of the area. The two side dormers would not amount to good design, would detract from the visual amenities of the street scene and would not respond positively to the local context. This element of the proposals would fail to meet the criteria for good design as required by Policy SP9 and Policy D1 of the Local Plan.

Impact on Neighbouring Properties:

4.3.10 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. Policy D3 sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.

4.3.11 The proposed rear and side extensions are single storey and are set away from the shared boundary with both neighbouring properties. The raising of the ridge height and two side dormers would not have a negative impact on the neighbouring properties given that the neighbouring properties are 2 storey and the two side windows in the side dormers would facilitate en-suites therefore could be conditioned to be obscured glazed it is therefore considered that the proposed development would not result in any unacceptable harm to the amenities for any neighbouring residential properties.

4.3.12 Given the above, the proposed development is considered to be in compliance with both local and national planning policies.

Highways and Parking:

4.3.13 Policy T1 of the North Herts Local Plan states that “*planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network*”.

4.3.14 Policy T2 states that “*planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents*”.

4.3.15 The application site would retain a garage space albeit on the same size as doesn't not comply with the space standards in Appendix 4 of the Local Plan, there is sufficient off-

street car parking. The development would not result in unacceptable harm to parking or highway safety.

- 4.3.16 The proposed development would result in the addition of two bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street car parking able to accommodate two car with on-street parking available.

Environmental Implications:

- 4.3.17 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

- 4.3.18 The proposed development, would have 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 and Policy D1.

Biodiversity Net Gain (BNG)

- 4.3.19 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 is considered contrary to Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, and 12 of the NPPF 2024.

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 **REFUSED** for the following reasons:

1. The proposed insertion of side box dormers , by reason of their siting, scale, and design, would be unsympathetic to the host dwelling and would fail to respond positively to the site's local context and character, resulting in a detrimental impact upon the character and appearance of the property and the surrounding area. The proposed development would fail to comply with Policy D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and Paragraph 135 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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 May 2025	