

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02716/FPH	Insertion of rear box dormer including Juliet balcony and 3no rooflights on front roof slope, and hip to gable conversion to facilitate extension of loft space. Single storey rear extension following demolition of existing rear extension.	53 Uplands Avenue Hitchin Hertfordshire SG4 9NL

Submitted Plan Nos

Location Plan 2024-19-PL-100 2024-19-PL-200B 2024-19-SUR-100 2024-19-SUR-200

1.0 Policies

2.0 **Site History**

2.1 No previous history.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 53 comprises a semi-detached bungalow off Uplands Avenue, a residential road in Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for the erection of a rear box dormer and 3 No. rooflights following a hip-to-gable conversion. The erection of a single storey rear extension following the demolition of an existing rear extension.

4.2.2 The proposed development would feature materials of construction to match the dwelling except for pastel green cladding being proposed.

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 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate 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 proposed development would significantly alter the character and appearance of the host dwelling, being changed from a hipped roof bungalow to a gable ended chalet bungalow with first floor accommodation. Given the variety of dwelling types in the street scene, I consider that the introduction of a gable to this dwelling would not appear out of place. It is noted that gables are predominantly on two storey dwellings, or larger chalet bungalows, however, I do not consider that a gable in this location

would appear unacceptable out of place or harm the character of the road. It is noted that a similar bungalow further down the road benefits from the same extension. Materials of construction would be sympathetic and complementary to the surrounding area. The introduction of the 'walk out' rooflight and other rooflights to the principal elevation would reflect nearby dwellings that benefit from rooflights to their principal roof slopes. Dormer windows are a dominant feature among bungalows along Uplands Avenue, with two neighbouring properties benefiting from clad dormers to their roof slopes. It is therefore not considered to appear out of place or be harmful. The proposed rear extension would be obscured from view from the street scene, and is therefore not considered to harm local character. Its scale would be acceptable in this location and would remain subservient to the host dwelling. Materials of construction are considered to be acceptable.

- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 As existing, the dwelling benefits from a single storey rear extension. The proposed single storey extension would not extend significantly beyond the existing dimensions of this extension and would feature a flat roof. It would therefore not overshadow or unacceptable dominate the adjoining occupiers. The separation to No. 55, together with the modest depth of the extension close to this neighbour boundary is considered to mitigate possible amenity harm. The increase in bulk from the hip to gable conversion and the erection of the dormer window would result in some visual impacts for occupiers of this dwelling, however, given that this would be predominantly set against the existing bulk of the dwelling, I do not consider that the harm would be objectionable. No side windows are proposed, and given that windows are facing the front and rear of the property, I do not consider that privacy would be unacceptably harmed by the extension of dormer window. With regards the 'walk out' rooflight, this would allow for a new vantage point forward of the principal roof slope of the dwelling. Given that it would be in intermittent use, and would feature a rail to all sides, I do not consider that it would allow for a viewing platform that could look into neighbouring windows or curtilages. Furthermore, its position within the site would put it above the windows of No. 51, and would therefore not look into the windows, and would be forward of No. 55, therefore not giving rise to privacy harm that would be objectionable. Views would be gained to neighbours opposite, however, the separation distance to these properties would suitably mitigate potential overlooking or losses of privacy. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Biodiversity Net Gain:

- 4.3.10 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 acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 February 2025	