

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01415/FPH	Replace existing roof and installation of rooflights to rear and side elevation to facilitate conversion of loft space into habitable accommodation.	8 The Stables Pottersheath Welwyn Hertfordshire AL6 9GR

Submitted Plan Nos

8374-P26A 8374-P27 8374-P28 8374-P29 8374-P30 8374-P31

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN9	Promoting sustainable transport
SP5	Countryside and Green Belt
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

- 2.1 24/02930/FPH - Single storey rear extension linking existing garage to main dwelling with balcony area above following demolition of existing rear element, cladding to front of garage – Approved 17/02/25.

- 2.2 24/02827/FPH - Replacement raised roof including hip to gable roof extension; rear rooflights and insertion of side window at second floor level to facilitate loft conversion – Refused 05/02/25 for:

1. The proposal by reason of its design, height and size would not be in keeping with the locality, resulting in harm to the character and appearance of the area. Therefore, the proposal does not comply with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling with a pitched roof. The site is in a new residential development comprised predominantly of detached and semi-detached dwellings. The site is in the Green Belt.

4.2 **Proposal**

- 4.2.1 The proposal is to replace and rebuild the existing main roof to facilitate a loft conversion. New rooflights would be added to the rear and side elevations. The number of bedrooms would be increased from five to six.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the principle is acceptable, design, impacts on neighbour amenity, and parking.

Principle of Development

- 4.3.2 The site is in the Green Belt in the adopted Local Plan. Whether developments in the Green Belt are acceptable in principle will depend on whether they comply with the NPPF and Policy SP5 of the Local Plan, and if there are any other material considerations relevant.

- 4.3.3 The NPPF in paragraphs 154 and 155 sets out what development is not inappropriate in the Green Belt, with the relevant parts of those paragraphs stating:

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

- 4.3.4 In assessing the proposal against the above criteria, the proposed development is considered to be an extension to the dwelling. The existing dwelling is new and is original.

- 4.3.5 The replacement roof would not be larger than the existing roof, and the new rooflights would be flush with the new roof slopes and would not be enlargements. As such, the proposal will not enlarge building.
- 4.3.6 The proposal is not therefore considered to be a disproportionate addition to the original building as the building will not be enlarged. The proposal is considered acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Design

- 4.3.7 The replacement roof will be of the same size and design as the existing, which will not affect the character and appearance of the dwelling. The external tiles are proposed to match the existing, which will maintain the character and appearance of the roof and the dwelling, and will be required by condition.
- 4.3.8 The proposed additional rooflights are not considered over-dominant on the roof slopes of the dwelling, and are considered to be of an acceptable size and design. Most of the rooflights will be to the rear, where they won't affect the street scene. A side rooflight will be visible in the street scene, however its impacts will be limited and acceptable due to its small size and siting. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.9 The replacement roof will be of the same size and siting as the existing, and will not affect neighbours. Most of the new rooflights will be on the rear roofslope where they'll provide views of the rear garden of the site, and will not harm privacy and amenity.
- 4.3.10 One rooflight will be on the side roofslope facing towards No. 7 The Stables. This rooflight is proposed to be obscure glazed. The facing side elevation of No. 7 contains one obscure glazed first floor window, two ground floor openings, and no rooflights or dormers. The proposed side rooflight would be sited and angled such that it wouldn't provide views of these openings or the rear garden of No. 7, therefore it's not considered that the side rooflight needs to be required by condition to be obscure glazed. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.11 The proposal will increase the number of bedrooms from five to six. The site has at least two parking spaces, which is the minimum requirement for a dwelling with two or more bedrooms, therefore parking is acceptable. The proposal complies with Policy T2 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **APPROVED**.

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.

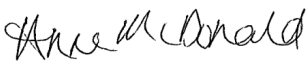
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The external materials of the replacement new roof shall match those of the existing roof.

Reason: In the interests of character and appearance. To comply with Policies D1 and D2 of the Local Plan.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 July 2025	