

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02226/FPH	Part two storey and part single storey rear extension; single storey side extension and front porch canopy following demolition of existing garage. Raised roof height and hip to gable roof extension; insertion of front and rear box dormer windows to facilitate loft conversion. External render; alterations to fenestration and hard landscaping works. Widening of existing vehicular access and provision of additional car parking space	32 Cranborne Avenue Hitchin Hertfordshire SG5 2BS

Submitted Plan Nos

2044- 001 2044 - 010

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 20/01651/FPH - Two storey side and part two storey and part single storey rear extension, front porch canopy, widening of existing vehicular access and formation of an additional car parking space following demolition of existing garage and rear element. – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Hertfordshire Highways** – Does not wish to restrict grant of permission.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 32 comprises a detached two-storey dwelling off Cranborne Avenue, a residential road in Hitchin.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of the following works:

- Part two storey and part single storey rear extension; single storey side extension and front porch canopy following demolition of existing garage.
- Raised roof height and hip to gable roof extension; insertion of front and rear box dormer windows to facilitate loft conversion.
- External render; alterations to fenestration and hard landscaping works.
- Widening of existing vehicular access and provision of additional car parking space

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 No. 34 comprises a detached two storey dwelling sitting at a level higher than the road level, with dwellings opposite, and to the side (No. 34) sitting at a lower level. It is considered that the host dwelling sits prominently within the local street scene. The proposed development would seek to introduce a substantial hip to gable conversion and raised roof ridge to allow for the introduction of habitable accommodation in the roof, following the introduction of box dormers to the principal and rear elevations. The character of the dwelling would be significantly altered, and cumulatively, the proposed bulk of the dwelling would be substantially enlarged. I consider that the proposed hip to gable conversion and raised ridge would unacceptably enlarge the bulk of the dwelling, and would result in a form of development that would appear bulky and out of place in the street scene. The difference in ridge heights with No. 34 would make No. 32 appear incongruous when viewed together with this neighbour. Furthermore, it is considered that the scale of the dormer window to the principal elevation, by reason of its siting, width, glazing and height would result in an unacceptable form of development that would result in an unacceptable 3-D bulk and that would appear out of place to this part of Cranborne Avenue. It is acknowledged that dormer windows are present to some dwellings along this road, however, these are considered to be comparatively restrained, and are either set on chalet bungalows, or are modest with only a three-pane window, rather than comprising a full height/width dormer. This would be further exacerbated by the raised land levels of the site. The cumulative bulk of the dormer windows, particularly when viewed from the side elevations, are considered to result in a top-heavy form of development that would fail to enhance the character of the dwelling and the locality. This harm is considered to be objectionable.

- 4.3.4 The proposed single and two storey extension to the principal elevation and the side elevation would be visible from the street scene, however, given their set down nature and built form I consider that they would be acceptable. The proposed rendering and cladding to the dwelling would alter the character of this property, however, given that dwellings along Cranborne Avenue benefit from white render and varying colours of cladding I consider that these changes in materials are acceptable on balance. The proposed single and two storey rear extension would be predominantly obscured from view from the locality, and would comprise a scale and built form that are acceptable on balance. The proposed landscaping works would reflect existing landscaped gardens along Cranborne Avenue to create off-street parking for dwellings.
- 4.3.5 The proposed development is therefore considered to run contrary 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 not considered to be acceptable.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 The proposed development would not significantly extend beyond the principal or rear elevations of either neighbouring dwelling. It is acknowledged that the proposal significantly enlarges the dwelling, however, given the layout of neighbouring dwellings and the application dwelling, I do not consider that the works would unacceptably overshadow or dominate neighbouring properties. The proposed hard landscaping works would not be raising land levels, and would seek to replicate the existing excavated patio by digging out the bank of the principal and rear gardens. This is not considered to allow for unacceptable overlooking or vantage points. No neighbour objections were received.
- 4.3.8 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:

- 4.3.9 The proposed development would be served by a single parking space and would benefit from generous on-street parking levels. Highways have not objected to the alterations to the access to the site. It is therefore considered that the development holds an acceptable relationship with the safe operation of the public highway.

Environmental Implications:

- 4.3.10 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:

- 4.3.11 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 to run contrary to the provisions of Policies D1 and D2 of the Local Plan 2011-2031 together with the general provisions of the National Planning Policy Framework. Refuse planning permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reasons:

1. The proposed raised roof height, hip to gable roof conversion and dormer windows, by reason of their siting, scale, and design, would fail to remain sympathetic to the scale and appearance of the host dwelling and would fail to respond positively to the site's local context and character. The proposal would therefore fail to comply with Policy D1. and D2 of the North Hertfordshire Local Plan 2011-2031 and Paragraph 131 of the National Planning Policy Framework (2023).

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 January 2025	