

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03131/FPH	Front entrance porch. Insertion of box dormers to existing side roof slopes and insertion of first floor front window and rear Juliet doors.	48 Old Hale Way Hitchin Hertfordshire SG5 1XL

Submitted Plan Nos

264 25 100 264 25 101 A 264 25 102 A 264 25 103 A

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Site History**

- 2.1 01/01854/1HH - Single storey rear extension. CP 10/01/2002.
- 2.2 03/01064/1HH - Single storey rear extension (as a variation of planning permission ref. 01/01854/1HH dated 10/01/02). CP 18/08/2003.
- 2.3 08/02762/1HH - Raise height of existing roof (incorporating gables at both ends) to facilitate habitable accommodation at first floor level (Amended plans received 13.11.08). CP 16/12/2008. This appears to have been implemented.

3.0 **Representations**

- 3.1 Neighbour consultation carried out – one comment in support received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No 48 is a detached dwelling located on the south side of Old Hale Way. The property was originally a bungalow and has been previously extended into the roof. The dwelling is white render with grey windows. The property sits well forward of the neighbouring property 36 Brampton Park Road due to the corner plot location of the no 36.
- 4.1.2 Due to a change in levels no 36 sits at a higher level than no 48. No 50 sits at a lower level than no 48.
- 4.1.3 The surrounding area is mainly residential in use with variety in the style and size of dwellings and materials used. A side facing box dormer is on a property on the opposite corner of Brampton Park Road and Old Hale Way.

4.2 **Proposal**

4.2.1 Consent is sought for:

“Front entrance porch. Insertion of box dormers to existing side roof slopes and insertion of first floor front window and rear Juliet doors.”

4.2.2 Materials to match existing.

4.3 **Key Issues**

4.3.1 The key issues for consideration are:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- The impact that the proposed development on car parking provision in the area.
- The impact that the proposed development 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 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 (NPPF).

Front Porch

4.3.3 The front porch is a modest addition. It relates well to the host dwelling and surrounding locality. The front porch is acceptable in design terms.

Insertion of Box Dormers

4.3.4 Four box dormers are proposed – two in each side facing roof slope. The dormers will be clearly visible from the street, particularly at the corner of Old Hale Way and Brampton Park Road where there are clear views of the roofslope across the garden of no 36. The design and appearance of the dormers is awkward with the inverted dormer style window. The number and size of the dormers results in overly bulky additions to the roof slopes, causing harm to the character and appearance of the host dwelling and the streetscene.

4.3.5 It is noted that there is an example of a front facing dormer window in the locality. However, the overall design and style differs to the current application and each site must be assessed on its individual and site specific details.

4.3.6 The proposed materials to match existing would be acceptable.

4.3.7 The number, size, awkward design and appearance of the dormer windows would result in overly bulky and unattractive additions to the side facing roofslopes, which are clearly visible from the street resulting in unacceptable harm to the character and appearance of the host dwelling and the streetscene. The proposal would therefore fail to comply with Policy D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and the aims of section 12 of the National Planning Policy Framework (2024).

First floor front window and rear Juliet doors

4.3.8 A first floor front window and rear Juliet doors are proposed. These are modest alterations and acceptable in design.

Potential impact on neighbouring amenity

4.3.9 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 NPPF.

Impact on no 50

4.3.10 The porch will not cause any harm to the amenity of no 50.

4.3.11 The rear facing Juliet doors would result in a degree of overlooking greater than currently exists from the neighbouring bungalow.

4.3.12 The side facing dormer window serving bedroom 2 at the rear would result in an unacceptable degree of overlooking into the rear garden and patio area of no 50. This view would be partially obscured by the roof form of the structure along the boundary with no 50. However, due to the change in levels and with no 48 sitting higher than no 50, the potential degree of overlooking and loss of privacy would be contrary to Local Plan policy D3 and the provisions of the NPPF.

Impact on no 36 Brampton Park Road

4.3.13 The porch will not cause any harm to the amenity of no 36.

4.3.14 The side facing dormer windows would result in an unacceptable degree of overlooking into the garden and into the windows of the property on the north elevation of the dwelling. The degree of overlooking and potential loss of privacy would be unacceptable and would be contrary to Local Plan policy D3 and the provisions of the NPPF.

Highways and Parking

4.3.15 There would be no change to the number of bedrooms at the property. There is adequate space to park on the driveway and on street parking provision. Acceptable.

Environmental Implications

- 4.3.16 The proposed development would be limited in scale and is a sustainable location. There would be 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

- 4.3.17 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 fails to comply with the provisions of Policies D1, D2 and D3 of the Local Plan 2011-2031 and fails to meet in part the general provisions of the National Planning Policy Framework. Refuse planning permission.

5.0 **Recommendation**

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

1. The number, size, awkward design and appearance of the dormer windows would result in overly bulky and unattractive additions to the side facing roofslopes, which are clearly visible from the street resulting in unacceptable harm to the character and appearance of the host dwelling and the streetscene. The proposal would therefore fail to comply with Policy D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and the aims of section 12 of the National Planning Policy Framework (2024).
2. As a result of the side facing dormer windows and the layout of the adjacent properties, unacceptable harm would be caused to the amenity of the occupiers of no 36 Brampton Park Road and no 50 Old Hale Way through overlooking, resulting in loss of privacy. The proposal would therefore fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the aims of section 12 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 February 2026	