

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01556/FPH	Raising existing roof ridge height by 35 cm, insertion of rear box dormer with Juliet balcony and 3.no front rooflights to facilitate loft conversion to habitable space.	11 Matthew Gate Hitchin Hertfordshire SG4 9EQ

Submitted Plan Nos

ELA/9 A ELA/2 A ELA/7 A ELA/3 A ELA/5 A ELA/8 A ELA/6 A ELA/1 A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- Representations - no objections have been received to this application.
- Relevant planning history
 - 07/00135/1HH - Single storey rear extension following demolition of existing conservatory. CP 07/03/2007.
 - 14/02016/1HH - Single storey front extension following demolition of part of existing garage. CP 04/09/2014.
 - 26/01557/LDCP - Insertion of rear box dormer with Juliet balcony and 2 no. front rooflights to facilitate loft conversion to habitable space. GTD 28/07/2026.
- Planning constraints – none relevant to the site.
- Existing property and surrounding area:
 - No 11 is a two storey detached dwelling on the south site of Matthew Gate.
 - The road rises up from no 9 to no 13 with variety in the roof heights.
 - No 9 has been substantially extended at the front.
- Proposal – consent is sought for:
 - *“Raising existing roof ridge height by 35 cm, insertion of rear box dormer with Juliet balcony and 3.no front rooflights to facilitate loft conversion to habitable space.”*

- o Proposed materials include brick and roof tiles to match existing and hanging tile to dormer.
- o Design - the proposed raising of the roof and rear dormer is a reasonably substantial addition to the property.
 - o The raised roof will be visible from the streetscene and will slightly alter the overall appearance of the property in the streetscene. However, the increase in height will be modest and the visibility of the addition will be reduced by the sloping of the roof away from the street.
 - o The rise of the street in this location and the staggering of the neighbouring properties, combined with the different styles of additions including the two storey gable end front addition at no 9, means that there is no visual uniformity in the appearance of the roof heights in this locality. The raising of the roof at no 11 is therefore acceptable.
 - o The proposed front rooflights are unobjectionable.
 - o The rear box dormer is a large addition to the rear roof space. However, it will be located at the rear and not particularly visible from Matthew Gate.
 - o The dormer will be visible at a distance from Blackhorse Lane due to the change in levels meaning Matthew Gate sits at a higher level than Blackhorse Lane, elevating the property. Whilst this may cause some harm to the character and appearance of the streetscene from Blackhorse Lane, this is not considered to be of a sufficient degree to warrant refusal of the application on this basis.
 - o The proposed materials to match existing and hanging tiles on the rear dormer are acceptable.
 - o Overall, the design and appearance of the proposal is unobjectionable.
- o Potential impact on neighbouring amenity
 - o *impact on no 9 and 13:*
 - o the raising of the roof height and rear dormer will not cause any unacceptable harm in terms of overbearing or overshadowing of neighbouring properties.
 - o The rear facing dormer window/Juliet balcony may result in some increase in overlooking but not to a significantly greater degree than the existing situation. No unacceptable harm will arise.

- Amenity for future occupiers – acceptable.
- Parking and access – there is adequate space to park on the driveway and on street parking provision.
- Conclusion - the application is considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- Recommendation - Grant conditional permission.

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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 September 2026	