

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01043/FPH	Alterations to roof including hip to gable roof extension, insertion of front rooflights and rear dormer following removal of existing rear dormer window to facilitate additional accommodation at second floor level. Single storey rear extension and installation of raised decking area. Alterations to fenestration.	88 Bearton Road Hitchin Hertfordshire SG5 1UP

Submitted Plan Nos

2504-E01 2504-P01

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 04/01958/1HH - Single storey rear extension. Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey, semi-detached residential dwellinghouse with detached garage sited to the rear of the dwelling and gardens to front and rear. The single storey rear extension was approved under 04/01958/1HH and a dormer has been added at some stage. The neighbouring property to the east no.89 Bearton Road benefits from a similar proposal approved under 21/01177/FPH.

4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Alterations to roof including hip to gable roof extension, insertion of front rooflights and rear dormer following removal of existing rear dormer window to facilitate additional accommodation at second floor level. Single storey rear extension and installation of raised decking area. Alterations to fenestration.

4.2.2 The application is accompanied by a Design and Access Statement.

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 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 There is a mix of roof forms in the locality with the attached neighbouring property benefiting from a hip to gable roof extension with rear dormer and rear single storey extension. The rear dormer would facilitate additional habitable accommodation and be dependent on the hip to gable roof extension. The design of the rear dormer would be set down from the ridge height and set back away from the eaves of the existing dwelling. Whilst the western flank elevation of the dwelling and its roof form with chimney is visually attractive feature when entering Bearton Road from an easterly direction, the presence of various roof forms in the locality means that it would be difficult to resist the development at roof level.

4.3.4 The proposed single storey rear extension with raised decked area beyond would be a relatively minor addition to the property. The extension would sit slightly back from the neighbouring extension in terms of length. In relation to the raised decked area, there is a mature hedgerow in place to the boundary with the attached neighbour which offers a degree of protection in terms of maintaining privacy levels, and I am not convinced given that the land slightly slopes away to the north, that further screening would be necessary.

4.3.5 In addition, there would be minor changes to the east flank elevation at ground and first floor. At first floor level a window would be formed, this would be to a landing area. Waste and recycle storage is provided to the rear of the dwelling ensuring it is screened from view. Rooflights would be installed to the front elevation roof slope and would be of a minor scale, matching the height of the rooflights to the attached neighbour.

4.3.6 I am satisfied that the scale and design of the proposed alterations and extensions would be a sympathetic addition to the existing dwelling and would not harm the visual amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.8 The alterations at roof level would not enlarge the bulk past the rear elevation of the attached neighbouring property and would not result in overlooking of neighbouring properties due to the nature of the locality. It is acknowledged that the proposed window at first floor level to the west side flank elevation would face the neighbouring property to the west no.64 Bedford Road, however, the window would be to a landing area and given the separation distance between the properties it is unlikely to give rise to a significant increase in a sense of overlooking.
- 4.3.9 I am therefore satisfied the proposed development is unlikely to result in an unacceptable impact on the reasonable living conditions and wellbeing of neighbours and is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The proposed development would result in the addition of one bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street parking able to accommodate at least two cars and would be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 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.

Environmental Implications

- 4.3.12 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.13 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

4.5 Alternative Options

- 4.5.1 N/A

4.6 Pre-Commencement Conditions

4.6.1 N/A

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 extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 June 2025	