

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01008/FPH	Increase in height of main roof. Amendments to scheme previously approved under application 23/00845/FPH - Demolition and replacement of gable and bay window to front elevation. Addition of chimney to flank elevation. Realignment of rear gables and ground floor extension and increases in height to ground and first floors. Change in aesthetic and detailing to neo -Victorian styling.	95 Bearton Road Hitchin Hertfordshire SG5 1UP

Submitted Plan Nos

Location Plan BER 100 BER 101 BER 110C BER 111C BER 112C BER 201 BER 202 BER 203 BER 204
BER 211C BER 212C BER 213C BER 214C BER 500C BER 700

1.0 Policies

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

2.0 **Site History**

- 2.1 23/02194/FPH - Amendments to scheme previously approved under application 23/00845/FPH including Demolition and replacement of gable and front bay window, erection of chimney to flank elevation, realignment of rear gables and change detailing to neo-Victorian styling – Approved 07/11/23.
- 2.2 23/00845/FPH - Part two storey and part single storey rear extension following demolition of existing rear extension. Insertion of front ground floor window following removal of garage doors to facilitate garage conversion into habitable accommodation. New side windows (as amended by plans received 02/06/23) – Approved 19/07/23.
- 2.3 22/02922/FPH - Raise roof height and insertion of front and rear dormer windows to facilitate loft conversion to habitable accommodation. Part two storey and part single storey rear extension following demotion of existing single storey rear extension. Raise roof of existing front projection, portico, alterations to fenestration including removal of existing garage door from front elevation to facilitate conversion of existing integral garage to office and alterations to external materials – Refused 09/01/23 for:

1. The proposal by reason of its size, scale, bulk and design would be out of keeping and not sympathetic to the locality, causing harm to its character and appearance. The proposed development would therefore fail to comply with Policies SP9, D1 and D2 of the North Hertfordshire Local Plan 2011-2031, and Section 12 of the National Planning Policy Framework.

2.4 89/01266/1 - Two storey side and single storey rear extensions and replacement boundary wall. (As amended by drawings received on 23rd October 1989) – Approved 23/10/89.

2.5 89/00037/1 - Two storey front extension, detached double garage following demolition of existing garage and new vehicular access plus ancillary works – Refused 09/03/89.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey detached dwelling with a pitched roof. Rear party boundaries are comprised of 1.8m high fences. The site is in a residential area comprised of detached and semi-detached dwellings.

4.2 **Proposal**

4.2.1 The proposal is to increase the height of the main roof, a part two and part single storey front extension to replace an existing two storey front projection, a part two and part single storey rear extension, a new front porch, and new and altered openings. The number of bedrooms would be increased from four to six. The proposal also includes alterations to the height and design of the rear extensions approved by planning permission 23/00845/FPH.

4.3 **Key Issues**

4.3.1 The key material considerations are design, impacts on neighbour amenity, and parking.

Design

4.3.2 This application combines approved plans from planning permissions 23/02194/FPH and 23/00845/FPH, apart from the proposed roof height increase. The increase proposed for the roof ridge would be approx. 0.6m, which is considered small in relation to the present dwelling and would not be harmful to its character and appearance.

4.3.3 The application property is a similar height to neighbouring dwellings Nos. 94 and 97 Bearton Road. The proposed roof ridge increase will result in No. 95 being higher than Nos. 94 and 97, however it will be a similar height to Nos. 93 and 92. In this context the proposed ridge increase is considered acceptable in the street scene and locality.

4.3.4 The proposed two and single storey front extension, front porch, and alterations to the design of the front elevation, are similar to the works approved by 23/02194/FPH and are acceptable. There are no objections to the new side elevation openings.

- 4.3.5 The depth and size of the two storey rear extension is similar to that approved by 23/02194/FPH, and is considered acceptable. The single storey rear extension would have a similar depth, design and footprint to that approved by planning permissions 23/02194/FPH and 23/00845/FPH, and is acceptable. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.6 The proposed roof ridge increase would be small at approx. 0.6m and could only affect neighbour No. 94. The facing main side elevation of No. 94 contains two ground floor windows, which are too low to be affected; and a small clear glazed first floor side window, which serves a bathroom. The higher roof will not affect main habitable rooms and the rear garden of No. 94, and will not cause loss of amenity.
- 4.3.7 Four new side windows and a door are the other part of the proposed development. Three of these are ground floor windows and the door, which can in any event be inserted under permitted development therefore these are outside of the control of the LPA.
- 4.3.8 The east elevation first floor window would provide views into a clear glazed first floor side window of No. 97 Bearton Road. This is not however considered harmful as the two windows would be separated by public highway Bearton Green and at a slightly oblique angle.
- 4.3.9 The main east side elevation wall of No. 94 contains one small bathroom window, which is considered to be clear glazed. The proposed first floor west elevation side window would provide views into this window as well as more oblique views of the rear garden of No. 94, both of which would cause loss of privacy and amenity. As this window serves a bathroom it can however be required by condition to be obscure glazed.
- 4.3.10 The proposed rear extension, at both two storey and single storey level, will be a similar depth and height on the side near No. 94 to that approved under planning permission 23/02194/FPH. Given that the impacts of the current proposal on No. 94 will be comparable, and as the 2023 permission is extant, the impacts on the amenity of No. 94 are considered acceptable from the rear extensions.
- 4.3.11 The single storey rear extension would be deeper on its east elevation, however this is adjacent to the public highway Bearton Green and will not affect dwelling No. 97 on the opposite side.
- 4.3.12 The new front porch will be small, set away from the boundaries, and will not harm amenity. The new two and single storey front elevation will be set away from No. 94 as it will be on the other side of the site, and separated from No. 97 by Bearton Green, therefore it will not harm amenity. Impacts on amenity are considered acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.13 The number of bedrooms will be increased from four to six. The site will however have parking for at least two cars, which complies with minimum requirements for dwellings

with two or more bedrooms and is acceptable. The proposal complies with Policy T2 of the adopted 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 **GRANTED**.

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 bricks and tiles of the approved development shall be of a similar appearance to the existing, unless otherwise agreed in writing with the Local Planning Authority.

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

4. The first floor west elevation window facing towards No. 94 Bearton Road shall be obscure glazed and retained as such thereafter.

Reason: In the interests of privacy and amenity. To comply with Policy D3 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 June 2025	