

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01913/FPH	Alterations to existing single storey extension roof and fenestration. (revised plans received 08/10/2024)	38 Highbury Road Hitchin Hertfordshire SG4 9SA

Submitted Plan Nos

PL-499 A PL-500 A PL-505 A

1.0 Policies

D1 Sustainable design

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

Notes:

- ☐ Representations – neighbour consultation undertaken.
 - no objections or comments received.
 - A certificate B was served due to the shared ownership of the side alleyway providing access to the rear of nos 38 and 39.
- ☐ Relevant planning history – none.
- ☐ Planning constraints – none relevant to the site.
- ☐ Existing property – the application property is a two storey, terraced dwelling with a single storey rear projection. The rear projection has a lean to style roof form along the boundary with no 37, mirroring the rear projection at no 37. The roof slopes from the boundary downwards at right angles to the main dwelling.
- ☐ Surrounding area - the surrounding area is largely residential with properties of a similar design and appearance. There is a degree of uniformity to the rear of the properties with the neighbouring terraced dwellings having similar rear projections with similar roof structures. The rear of the property is not visible from the street and makes no contribution to the surrounding streetscene.
- ☐ Proposal – Consent is sought for: *“Alterations to existing single storey extension roof and fenestration. (revised plans received 08/10/2024).”*
 - Proposed materials - render to match existing and new flat roof.
 - Insertion of two rooflights to existing roof and new bifold doors.
- ☐ Design – It is proposed to alter the roof of the end of the rear projection. The lean to roof will be replaced in part with a flat roof at the corner. This will create a ‘squared off’ element to the

rear projection. The flat roof element will sit at a lower level than the ridge height along the boundary with no 37 but will be raised above the eaves height, standing above part of the roof slope.

- The proposal is a modest addition to the dwelling but will substantially alter the overall character and appearance of the rear of the dwelling.
 - However, overall it is considered that the alterations are unobjectionable in design terms. Whilst the proposal does not relate particularly positively to the host dwelling or the surrounding area, the proposal is not visible from the street and no harm will be caused to the character and appearance of the streetscene. Typically there is more variety in design and appearance at the rear of dwellings.
 - The alterations are of an acceptable proportion to the host dwelling.
 - The use of matching materials will help to link the alterations to the host property.
 - The insertion of roof lights and bifold doors is acceptable.
 - The overall design and appearance of the proposed alterations are acceptable with no overall unacceptable harm caused.
 - The policy requirements of Local Plan Policies D1 and D2 and the provisions of the NPPF are therefore met in terms of design.
- ☐ Potential impact on neighbouring amenity
- Potential impact on no 37:
 - ☐ The proposed alterations will not project above the existing ridge height of the rear projections along the boundary line. Therefore there will be no unacceptable impact on the amenity of no 37.
 - Potential impact on no 39:
 - ☐ The proposal will raise the roof height of the rear projection on the area of roof closer to no 39. However, the increase in height is modest and is set over 2m off the boundary with no 39. No unacceptable harm will be caused.
 - Overall, no unacceptable harm will be caused to the amenity of nos 37 and 39 and the policy requirements of Local Plan Policy D3 and the provision of the NPPF are therefore met in terms of neighbour amenity.
- ☐ Amenity for future occupiers – acceptable.
- ☐ Parking and access – the proposal will not result in any loss of parking or generate the need for additional parking. Local Plan Policy T2 is met and the provision of the NPPF in terms of parking and access.
- ☐ BNG – not applicable for a householder application.
- ☐ 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 November 2024	