

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03209/FPH	Roof extension and insertion of two dormer windows and one rooflight in existing front roofslope to facilitate creation of additional living accommodation at first floor level. Part two storey and part single storey rear extension. Removal of existing chimney.	24 Crow Furlong Hitchin Hertfordshire SG5 2HW

Submitted Plan Nos

PL03 PL04 PL13 PL14 Location plan

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 Site History

2.1 None relevant

3.0 Representations

3.1 **Neighbour Consultation** – None received

4.0 Planning Considerations

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached two storey, chalet-style bungalow situated on Crow Furlong, Hitchin. The site is located within the Hitchin settlement boundary.

- 4.1.2 Crow Furlong is dominated by chalet-style bungalows. However, the positioning of no.24 at the end of the road near the Gray's Lane intersection means that the immediate context features a mixture of dwelling types and sizes. As such, the surrounding character is 'mixed'.

4.2 **Proposal**

- 4.2.1 Roof extension and insertion of two dormer windows and one rooflight in existing front roofslope to facilitate creation of additional living accommodation at first floor level. Part two storey and part single storey rear extension. Removal of existing chimney.

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 impact on the character and appearance of the area;
- The impact of the proposed development on the living conditions of neighbouring properties;
- Access and parking matters;
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. 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.
- 4.3.3 The roof extension would facilitate the extension and conversion of the existing first-floor attic room into living accommodation. The roof is proposed to extend towards the north and south, which would transform the existing hipped roof form into a half-hipped roof form. The attic conversion would be facilitated through the provision of 2no. dormer windows and 1no. central roof light to the principal roof slope.

4.3.4 The proposed rear extension would extend beyond the existing rear most wall by 4m and would have a full width matching that of the existing built form. So, the width of the dwelling, with attached garage, would remain as existing. The single storey element of the extension would have a width of 4.3m, have a flat roof with a height of 3.85m and be finished with render and timber cladding. One double uPVC window is proposed to the rear elevation of this element. The proposed two-storey element would have a width of 7.65m and have the roof extend perpendicular to the existing roof form matching the eaves and ridge height with a half-hipped roof form to match the proposed roof extension. The two-storey element would feature 1no. rear elevation window at first floor level, and 2no. rear elevation double doors at ground floor level. The proposed external materials are set to match existing bar white uPVC fenestration and timber cladding to the rear elevation of the single storey element.

4.3.5 The roof extension would retain the chalet-style character of the bungalow, albeit with an altered roof form to the other chalet bungalows along Crow Furlong. However, given the mixed character of the locality, the impact of the design upon the street scene is considered to be acceptable. The introduction of different materials, such as cladding, would not impact the street scene. The proposed extensions are an appropriate scale for the dwelling.

4.3.6 The proposal is considered to accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the National Planning Policy Framework, and is therefore acceptable.

Impact on Neighbours

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 NHLP.

4.3.8 Regarding neighbour amenity, there would be no overlooking impacts as a result of the proposal. Proposed windows to the rear are east facing only, which mimics the existing arrangement. Likewise, the increase in front dormers and rooflights would face Crow Furlong and therefore would not overlook neighbouring properties. The proposed works are not considered to be of a scale which would be objectionable in terms of overdominance or shading to neighbouring properties.

4.3.9 I therefore find that the siting, scale and bulk of the proposed rear extensions would not result in harm to the reasonable living conditions and well-being of neighbours and as such, would not have an unacceptable impact on existing residential amenity. The proposal therefore accords with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The proposal includes an increase in the number of bedrooms to 3no. and parking provision remains unchanged such that the site retains a minimum of 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there are no parking concerns.

Environmental Implications

- 4.3.11 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

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**.

4.5 Alternative Options

- 4.5.1 None.

4.6 Pre-Commencement Conditions

- 4.6.1 None.

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.

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: 19 February 2026	

