

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02350/FPH	Two storey side extension including Juliet balcony following partial demolition of existing garage (as amended by plan nos. PL02B _ PL03A)	The Folly Willian Road Great Wymondley Hitchin Hertfordshire SG4 7ET

Submitted Plan Nos

Location Plan PL02B PL03A

1.0 Policies

1.0 **Planning Policy**

1.1 National Planning Policy Framework (December 2024)

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 13. Protecting Green Belt land
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

1.2 North Herts Local Plan 2011 – 2031

Policy SP2: Policy SP1: Sustainable Development in North Hertfordshire
Policy SP2: Settlement Hierarchy and Spatial Distribution
Policy SP5: Countryside and Green Belt
Policy SP6: Sustainable Transport
Policy SP9: Design and Sustainability
Policy SP11: Natural Resources and Sustainability
Policy SP12: Green Infrastructure, Landscape and Biodiversity
Policy T2: Parking
Policy D1: Sustainable Design
Policy D2: Design
Policy D3: Protecting Living Conditions
Policy NE1: Landscape
Policy NE4: Biodiversity and geological sites
Policy HE1: Designated Heritage Assets

1.3 Wymondley Neighbourhood Plan

The WNP was made on 26th September 2019.

Relevant policies include:
Policy NHE9 – Historic Character and Heritage Assets
Policy GB1 – Green Belt
Policy HOD 2 - Design
Policy HOD 3 – Parking

2.0 **Site History**

- 2.1 22/03152/FPH: Erection of detached outbuilding to provide ancillary residential storage and garage. Refused 26.01.23

18/01233/FPH: Double garage and bike store. Refused 26.06/2018. Allowed on appeal 15.10.2018

12/02830/1HH: Conversion of garden workshop to detached 3-bedroom dwelling. (Amended plan received 11/03/13 and revised DAS received 25/03/13). Granted 28/3/13

2.0 **Representations**

2.1 Wymondley Parish Council: No response

2.2 Site Notice / Adjoining occupiers: No representations received.

2.3 NHDC Ecologist: 'No objection'

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.2 Detached property located on the east side of Willian Road. The property lies within the Green Belt and the Great Wymondley Conservation Area.

4.2 **Proposal**

4.2.1 Two storey side extension including Juliet balcony following partial demolition of existing garage (as amended by plan nos. PL02B · & PL03A)

4.3 **Key Issues**

4.3.1 **Planning Policy**

4.3.2 Paragraph 154 of the Framework sets out certain exceptions for development in the Green Belt including at c) *'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'*

4.3.3 In this case the proposal is to demolish most of an existing side garage which has a lower ridge height than the main dwelling and replace it with an extension which is no wider than the existing garage and with a ridge height approximately 900mm higher than the existing. In terms of footprint there would be a 6.0sqm sqm increase (taking into account the demolition of an existing pergola) equivalent to an approximate 6.8% increase in footprint to the dwelling overall. In my view the proposed extension, because of its marginal increase in footprint and height and similar width to the existing garage would not result in a disproportionate addition over and above the size of the original building. The proposal is therefore not inappropriate development.

4.3.4 In terms of other harm to the Green Belt because the extension would be largely on the footprint of the existing garage and pergola there would be no significant increase in built development on the site and therefore the proposal would have no harm to the spatial openness of the Green Belt. In terms of visual impact on openness the proposed development will have a similar subordinate roof form to the main dwelling and would be of similar external materials (timber cladding and slates) therefore the proposal would have relatively limited visual impact on the openness of the Green Belt.

4.3.5 In terms of the impact of the development on the five purposes of the Green Belt set out in paragraph 143 of the Framework, the proposal would not involve unrestricted sprawl of an urban area, there are no towns that would be merged, the development would not encroach into the countryside, the setting and special character of historic towns would not be affected and the proposal does not involve urban regeneration.

4.3.6 Given the above analysis it is considered that the development is acceptable in principle. The development would be in accordance with Local Plan SP5 and Neighbourhood Plan Policy GB1

4.3.7 Design and Appearance

4.3.8 The extension would have similar materials as the main dwelling and would be of a similar roof form and would maintain a subordinate appearance. It is considered that the extension would be sympathetic to the main dwelling in terms of scale, proportions, external materials and window design consistent with the advice set out in Policies D1 and D2 of the Local Plan. In design terms the extension would also comply with Neighbourhood Plan Policy HOD2 (Design).

4.3.9 Impact on heritage assets

4.3.10 The site is within the Wymondley Conservation Area (WCA). By reason of its acceptable design and appearance however it is considered that the proposal would not have any adverse impact on the historic character and appearance of the WCA. There are no key views in the vicinity of the site that would be affected.

4.3.11 Long Close to the south is Grade II listed. The proposed works affect the north elevation of the Folly dwelling at a distance of over 40 metres from the nearest part of Long Close. The existing dwelling at The Folly would largely screen any views of the extension from Long Close. By reason of its limited scale and siting it is considered that the proposal would have no impact on the historic character or setting of the listed building. The proposals would therefore comply with Local Plan Policy HE1 and Neighbourhood Plan Policy NHE9 – Historic Character and Heritage Assets

4.3.12 Impact on neighbours

4.3.13 By reason of its limited scale and siting it is considered that the proposal would have no impact on the living conditions of Long Close or the property opposite. The proposal will comply with Policy D3 of the Local Plan.

4.3.14 Biodiversity Net Gain

4.3.15 The proposal is exempt from the need to provide a 10% biodiversity net gain under the Regulations.

4.3.16 Parking

Although the garage will be lost there is ample parking with the drive to the property to meet the parking needs of the dwelling.

4.3.17 Sustainability and climate change

4.3.18 The proposal is of a scale that would have no significant impact on local climate change.

4.4 **Conclusion**

4.4.1 The application proposals are acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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. The Council acted proactively through positive engagement with the applicant during the determination process 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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 20 December 2024	