

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01006/FPH	Single storey side extension and alterations to fenestration	Morrice Green Cottage Bell Lane Nuthampstead Royston Hertfordshire SG8 8LR

Submitted Plan Nos

2558 302 2558 303 2558 304 2558 305 2558 309 A 2558 310 2558 311 2574 312A 2574 313A
2574 314

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
CGB4	Exist buildings in the RA Beyond GB
SECN12	Achieving well-designed places

2.0 **Planning History**

2.1 Extensive site history, none relevant to this application.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **Nuthampstead Parish Meeting** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached dwelling located on the north side of Bell Lane, Nuthampstead. The property is large and occupies a sizable plot, and is within the Rural Area beyond the Green Belt.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey side extension and alterations to fenestration.

4.3 **Key Issues**

4.3.1 The key considerations are design, the impact on the amenities of neighbouring properties, and parking.

Principle

- 4.3.2 The site is in the Rural Area beyond the Green Belt and is an existing dwelling. This is covered under Policy CGB4 of the Local Plan, which states:

“Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:

- b) Any existing building to be converted for re-use does not require major extension or reconstruction;*
- c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and*
- d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.”*

- 4.3.3 The proposal is a modest extension to the dwelling with window alterations, which will not result in any greater impact on openness or the purposes of the Rural Area beyond the Green Belt, in line with Policy CGB4 of the Local Plan.

Design

- 4.3.4 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.5 The proposal incorporates a modest dual-pitched single-storey side extension, finished in white render, slate roof tiles, and white timber windows/doors. The pitch will match the pitch of the host dwelling. The proposal will also see some window changes across this side of the dwelling.
- 4.3.6 Overall, it is considered that the proposal is acceptable in design terms. The extension will be sympathetic to the host dwelling and be a modest addition, which whilst visible from the street scene will not be harmful or overbearing. The form and materials will match the host dwelling, which is appropriate. The window changes are acceptable.
- 4.3.7 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.8 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.9 Given the scale of the proposal and the sites isolated location, it is considered unlikely that the development will result in material harm to the reasonable living conditions and well-being of neighbouring dwellings, with respect to overdominance, loss of privacy and loss of daylight/sunlight.
- 4.3.10 This is in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.11 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 as it is a householder application.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with the relevant policy provisions within the local plan framework.

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 extension hereby permitted shall be built in external materials to match the existing dwellinghouse.

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	