

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01310/FPH	Single storey front and side extensions following demolition of existing attached garage and rear conservatory. External render	4 The Riddy Codicote Hitchin Hertfordshire SG4 8UP

Submitted Plan Nos

Location Plan 2024-099-101 2024-09-02 2024- 09-03

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

2.0 **Site History**

2.1 24/00674/FPH: Single storey front, side and rear extensions, partial increase to roof ridge height and insertion of rooflights to existing front and dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation following removal of existing rear dormer, existing front attached garage and rear conservatory. Granted 21/05/2024

3.0 **Representations**

3.1 Codicote Parish Council: No comments received

3.2 Site Notice/ Adjoining occupiers: No comments received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Detached property in a cul-de-sac on the south side of Codicote. Within the Large village boundary.

4.2 **Proposal**

Single storey front and side extensions following demolition of existing attached garage and rear conservatory. External render.

4.3 **Key Issues**

4.3.1 This is a revised scheme following an earlier grant of planning permission in May 2024. The proposals have been scaled back deleting the originally proposed raising of the roof and roof conversion.

4.3.1 Design and appearance – acceptable. Matching materials and similar window design are proposed. Complies with Policy D1 and D2 of the Local Plan

- 4.3.2 Impact on neighbours – acceptable. No significant impact . Complies with Policy D3 of the Local Plan.
- 4.3.3 Impact on street scene – acceptable. The property is in a corner of a cul-de-sac and the minimal increase scale would have no significant impact on the visual amenities of the locality. Complies with Policy D1
- 4.3.4 Car Parking – acceptable and in accordance with SPD standards . The property will retain parking for at least two cars following the proposed works
- 4.3.5 Bio-diversity – exempt from any BNG requirements under the Act as a householder application.
- 4.3.6 Climate change – due to the small scale of the proposals there would be little if any impact on local climate change.

4.4 **Conclusion**

- 4.4.1 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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 July 2024	