

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01920/FPH	Single storey side extension, rear infill extension beneath undercroft, replace existing rear bay French doors with windows and relocation of existing rear detached shed.	29 Turnpike Lane Ickleford Hitchin Hertfordshire SG5 3XB

Submitted Plan Nos

2524 P001 2524 P002 2524 P004

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 **Ickleford Neighbourhood Plan**

Policy SD1 – Development within the Settlement Boundary

Policy SD3 – High Quality Design

2.0 **Relevant Site History**

2.1 07/01184/1HH - First floor rear extension (as variation to application no. 06/00062/1HH granted 5.5.06). Conditional Permission.

2.2 06/00062/1HH - First floor rear extension (as amended by drawing no. A1/P03 received 9th March 2006 and drawing no. A1/P04 received 27th March 2006). Conditional Permission.

2.3 00/00459/1HH - Front roof extension with side dormer window. Extension to porch. Conditional Permission.

2.4 90/00380/1 - Dormer window to front elevation. Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Ickleford Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property lies on the elevated northwest side of Turnpike Lane and comprises of a two-storey, detached residential dwellinghouse with part attached outbuilding and garden to the rear. The front of the dwelling provides for off-street parking.

4.1.2 The application site is within the settlement boundary for Ickleford where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Single storey side extension, rear infill extension beneath undercroft, replace existing rear bay French doors with windows and relocation of existing rear detached shed.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The development would see a single storey extension to the southeast side flank elevation of the dwelling, extending up to the party boundary with the neighbouring property no.28 Turnpike Lane and being flush with the front elevation of the dwelling. The extension would extend to the point where the existing undercroft would form an extension to the dwelling. The existing part attached outbuilding (attached to the dwelling by way of an undercroft pillar) would be replaced with a new outbuilding further down the rear garden and alongside the same southwest party boundary. The roof form of the extension would be flat with a parapet design and the front elevation would see a garage

type door installed, with the space being used for domestic storage. Materials for the extension would match those of the existing dwelling. Openings would be to the rear of the dwelling together with some changes to the fenestration at ground floor level. The outbuilding would have a pitched roof and would be finished in a timber cladding with roof tiles to match the existing dwelling. Openings would be to the south and southeast elevations.

- 4.3.4 I am satisfied that the proposed extension and outbuilding would be sympathetic to the existing dwelling in terms of scale and design and would not harm the visual amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 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 Local Plan.
- 4.3.6 The extension to the southwest side flank elevation of the dwelling is single storey and the outbuilding to the rear garden is modest in terms of its size and scale neither of which would impact existing residential amenity.
- 4.3.7 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.9 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications

- 4.3.10 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.11 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 September 2025	