

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02191/FPH	Use of outbuilding as ancillary annexe including alterations to roof and fenestration and Installation solar panels and raised timber wall along boundary and front elevation. (as a variation of planning permission 25/00176/FPH granted 13.03.2025)	Greenways Kimpton Road Oakhills Welwyn Hertfordshire AL6 9NN

Submitted Plan Nos

6074-ORD-1A 6074-ORD-2A 6074-E01 6074-P01-G

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP5	Countryside and Green Belt

2.0 **Site History**

25/00176/FPH: Use of outbuilding as ancillary annexe including alterations to roof and fenestration and installation of solar panels and external cladding. Granted 12.03.25

3.0 **Representations**

3.1 Site Notice : No representations received.

3.2 Codicote Parish Council: No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Detached house with outbuilding on the north side of Kimpton Road sited within the Green Belt.

4.2 **Proposal**

4.2.1 Use of outbuilding as ancillary annexe including alterations to roof and fenestration and Installation solar panels and raised timber wall along boundary and front elevation. (as a variation of planning permission 25/00176/FPH granted 13.03.2025)

The proposed works vary from the earlier permission only in respect of the solar panels which are increased in number to 17 from 9, the roof height / shape altered and an increase in the boundary wall.

4.3 **Key Issues**

4.3 Principle

- 4.3.1 The site is within the Green Belt where development would be inappropriate development unless it meets one of the exemptions as set out in paragraph 154 of the NPPF. Part h) allows for the re-use of buildings provided that the buildings are of permanent and substantial construction – see extract below.

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

i. mineral extraction;

ii. engineering operations;

iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;

iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

- 4.3.2 The existing building is considered to be of permanent and substantial construction and therefore the re-use complies with paragraph 154 and the use would not be inappropriate.

- 4.3.3 There would be very limited visual impact arising from the proposals and no spatial impact as the building exists. There would therefore be no 'other harm' to the Green Belt.

4.3.4 Design and appearance

- 4.3.5 There would be an increase in the overall height of the flat roof by 400mm e in appearance from a shallow pitched roof to a flat monopitched roof. This would be acceptable in this domestic setting.
- 4.3.6 Other changes include some fenestration changes and the provision of 17 solar panels on the roof that would sit at a slight angle to the flat roof (approximately 15 degree pitch) These changes are not significant in visual terms. The proposals comply with Policy D2 of the Local Plan.
- 4.3.7 Impact on neighbouring property
- 4.3.8 The outbuilding is separated to the nearest property to the north east by an access drive and sits on the opposite side of the garden to the boundary with Alexandra Cottage to the south east. In these circumstances there would be no impact on adjacent property thus complying with Policy D3 of the Local Plan.
- 4.3.9 Parking
- There would be no parking implications arising from this ancillary building and its use as bedroom accommodation as the front drive can accommodate several cars.
- 4.3.10 BNG and climate change
- 4.3.11 This proposal is exempt from BNG and the small scale of the development would have no significant implications for local climate change.

4.4 **Conclusion**

- 4.4.1 The proposal is 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 residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 'Greenways' Kimpton Road near Codicote.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 November 2025	