**DELEGATED FILE NOTE**

**CASE OFFICER:** ...Jo Cousins.....

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00929/FPH | Part two storey, part first floor side extension together with detached shed/greenhouse outbuilding | Glebe House<br>Clothall Road<br>Clothall<br>Baldock<br>Hertfordshire<br>SG7 6RE |

**Submitted Plan Nos**

AT494-20 AT494-21 AT494-22 AT494-23 AT494-24 AT494-25A AT494-26

**1.0 Policies**

LP2 Green Belt

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| LP28 | House Extensions |
| LP30 | Replace or Extension Dwellings Countrysi |
| LP57 | Residential Guidelines and Standards |
| SECT7 | Requiring Good Design |
| SECT9 | Promoting Green Belt Land |
| XSP5 | Countryside and Green Belt |
| XCGB4 | Existing Rural Buildings |
| XD2 | Hse Extns,Replacement Dwells,Outbuilding |
| XD3 | Protecting Living Conditions |

## 2.0 Site History

2.1 Permission granted under reference 14/02184/1HH for a detached garage.

## 3.0 Representations

3.1 **Clothall with Luffenhall Parish Meeting** - the following response has been received -

*"I have viewed the application and sought the views from Parishoners within the Parish.*

*There have been no objections raised and I am supportive of the application. The plans are in keeping with the existing dwelling and will bring the home up to*

*modern living standards in terms of layout and flow. With there being no adjacent properties to either side of Glebe House, the proposed extension would not encroach."*

## 4.0 Planning Considerations

### 4.1 Site & Surroundings

4.1.1 The application site comprises a detached dwelling on a large plot 45m wide by 68m deep located on the southern side of Ashanger Lane and eastern side of Barley Mow Lane, close to Clothall Village Hall. The property is set back form the highway by 20m with a new garage/outbuilding to the front close to the western boundary. The property benefits from hedging and mature landscaping particularly to the front and western boundaries with Barley Mow Lane.

### 4.2 Proposal

4.2.1 The application seeks permission for the extension and conversion of an existing wing to the eastern end of the dwelling to provide a family room, boot room and study on the ground floor with a master bedroom suite above. With some rearrangement to the existing first floor space the resulting building would remain as four bedrooms. The resulting footprint would be 7m long by 7.3m deep with a main ridge height of 8.7m to match the parent building. A 2.5m deep section to the east end would have a lower ridge of 6.4m high with a gable feature facing eat. The remaining east end roof would be hipped to match the west end of the building. The rear elevation would have a gable feature facing over the garden. The structure would be finished using materials to match the parent building.
See submitted details.

### 4.3 Key Issues

4.3.1 The key issue to the determination of this application relates to whether the proposal is acceptable having regard to its rural location within the Green Belt, in accordance with national and local policy advice and the impact upon the visual amenities of this locality and any neighbouring residential amenity.

4.3.2 Policy
Policies 2 and 30 of the District Local Plan No 2 are enshrined in the advice as set out in NPPF namely that residential extensions should not give rise to any greater impact in the Green Belt (the same test set out in Policy 30) and that they are 'appropriate' in terms of use and contribution to keeping the Green Belt open in nature. Paragraph 87 of the NPPF states that: ***As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.***
Paragraph 88 expands on this and states that: ***Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.***
Paragraph 89 states that the construction of new buildings in the Green Belt should be regarded as inappropriate in Green Belt. Paragraph 89 goes on to set out a list of exceptions with this proposal falling under bullet point three - ***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 Very special circumstances have not been forwarded in support of the application.

However the proposals would not have a negative impact on the Green Belt in my view. The extension would be primarily over the footprint of the existing wing and whilst there is an increase in bulk due to the first floor/two storey element this links to the parent building and is complimentary in form and design. My view is that the extension would not constitute inappropriate development in the Green Belt contrary to the NPPF. The proposed addition would be modest when gauged against the existing building and the large grounds within which it sits. The development would be visible from the public highway but also benefits from screening by boundary vegetation and the existing buildings. The development would be confined by the existing foot print and would not appear as a dominant mass with an unacceptable impact on the openness of the Green Belt.
In conclusion, the proposals would not constitute inappropriate development in the Green Belt and would not result in a significant visual impact contrary to Section 9 of the NPPF and Policy 2 and 30 of the North Herts District Local Plan No.2 with Alterations.

4.3.4 Impact and design

The proposed addition would not impact on any neighbouring residential amenity or on the visual amenities of this part of Clothall in my view. The scheme is detail and I am satisfied that the extension would not be unduly prominent or cause harm to the locality. It is of a design and materials that would match the host dwelling and be compatible with the character and appearance of this rural area.

4.3.5 Parking and access

Adequate parking would be provided within the curtilage to serve the property. There is sufficient turning area provided with the gravel driveway for cars to turn and leave the site in forward gear. There would be ample spaces and parking in front of the garage and dwelling to meet the needs of the property in my opinion.

4.3.6 Conditions

I have considered the need for additional conditions and feel it would be expedient to control the external materials due to the size and location to ensure a good standard of finish.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable planning objections I have framed a favourable recommendation accordingly subject to the imposition of conditions as suggested above.

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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

   Reason:To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

**Proactive Statement**:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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| Signed<br><br>Simon Ellis<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 9 May 2018 | |