

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01381/FPH	Single storey front extension, erection of front porch, and first floor roof extension to include installation of rear dormer over existing single storey side extension. Single storey side/rear infill extension to existing single storey side extension. (Amended plan received 12/06/25).	7 Willow Close Reed Royston Hertfordshire SG8 8BA

Submitted Plan Nos

DRS-380-01 DRS-380-02 rev A DRS-380-03 DRS-380-04

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

T2	Parking
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 24/01004/FPH - Single storey rear extension, following demolition of existing rear conservatory.
Conditional Permission.

2.2 23/00001/LDCP - Insertion of dormer to existing rear roofslope to enlarge existing loftspace following demolition of existing rear conservatory.
Granted.

2.3 93/00885/1HH - Single storey side extension.
Conditional Permission.

Relevant History at Neighbouring Properties – 11 Willow Close

2.4 05/00007/1HH - Single storey front and rear extensions
Conditional Permission.

3.0 **Representations**

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

3.2 **Reed Parish Council** –

Reed Parish Council has no in principle objection to this application. However, we request that the case officer takes into account the following observations and suggestions when/if granting consent:

- ② *that works on the site associated with this application, and with permissions already granted, be specified as limited to weekly daytime hours of 8am to 5.30pm; to 8am to 12.30pm on Saturdays; and exclude Sundays. This to reasonably constrain inconvenience to neighbouring properties associated with the construction work.*
- ② *that consideration be given to retention of the tree in the front garden proposed in the application for removal. This retention to soften the impact of the extension which will extend into the front garden significantly beyond the existing front elevation.*

3.3 **Rights of Way (Footpaths Unit)** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached bungalow dwelling on the north side of Willow Close in a residential part of Reed. The dwelling has a shared detached garage to the side / rear.
- 4.1.2 The application site is within the settlement boundary for Reed where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Single storey front extension, erection of front porch, and first floor roof extension to include installation of rear dormer over existing single storey side extension. Single storey side/rear infill extension to existing single storey side extension.
- 4.2.2 The front extension would be single storey, 5.45m deep, 4.66m wide with eaves at 2.5m and ridge at 4.3m.
- 4.2.3 The front porch would be single storey, 1.5m deep, 2.19m wide with eaves at 2.5m and ridge at 3.5m.
- 4.2.4 The rear extension would be single storey, 3.33m deep, 1.7m wide with eaves at 2.5m and 6.65m to ridge.
- 4.2.5 The extension to the rear dormer would sit at first floor level and would be 1.5m deep, 2.19m wide with eaves at 5.17m and 6.65m to ridge.
- 4.2.6 The proposed materials are:

Walls – Match Existing (Facing brickwork)

Roof – Match Existing (Concrete interlocking tiles)

Windows – Match Existing (white uPVC)

Doors – Match Existing (white uPVC)

- 4.2.7 The application seeks to enlarge the property by providing a second bedroom at first floor level and a third bedroom at ground floor level. The rear extension and dormer window granted

under 23/00001/LDCP and 24/01004/FPH are currently under construction. Although the layout of the dwelling has since changed, the plans under 23/00001/LDCP show that the dwelling was originally a 2 bedroom dwelling, with a bedroom at ground level.

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 and beautiful 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 communities”*. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Policy D2 states that planning permission will be granted where: *“the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials and the orientation of the main dwelling”*.
- 4.3.4 It would appear to me that the original dwelling, as mirrored by 8 Willows Close, has an internal floorspace of approximately 90sqm. The existing plans indicate the dwelling as currently extended is approximately 130sqm. Including these proposed extensions the amount would approximately total 175sqm of internal floorspace.
- 4.3.5 In terms of height, roof type, window details, materials and orientation I find the proposed extensions to be sympathetic to the dwelling. However, when considering the policy in purist terms, I consider the form and proportions to be excessively large when weighed against the original bungalow and the neighbouring semi-detached dwelling.
- 4.3.6 Where a proposal does not meet the requirements of the policies set out in the Local Plan or the NPPF, an assessment of the degree of harm caused by the failure of the proposal to meet the policy requirements needs to be carried out.
- 4.3.7 The extension to the dormer would be located to the rear of the dwelling and would have limited visibility from the public realm. The dormer would be set in from the eaves on the roof and would sit below the ridge.

- 4.3.8 In addition, No.11 Willow Close has a front gable extension which would be similar in design and appearance to this proposal. As such, I do not consider that the proposed extensions would appear harmful to the street scene.
- 4.3.9 The plot is substantial to the rear and adequate garden space would remain. The proposal would retain a 0.85m wide gap between the dwelling and the detached garage which would accommodate for wheely bins to be stored in the rear garden out of view from the street scene.
- 4.3.10 In view of the above, it is considered that on balance, although some harm would be caused due to the size and form of the extensions in terms of the design and appearance, this harm would not be sufficient to warrant a refusal on this basis. The proposal is therefore unobjectionable in terms of design and appearance.

Impact on Neighbouring Properties:

- 4.3.11 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 NHLP.
- 4.3.12 The proposed extensions would be sited away from neighbouring dwellings and therefore would not harm neighbouring amenity. The windows on the dormer window extension would face down garden and therefore would not provide any direct overlooking of neighbouring amenity or privacy.

Highways and Parking:

- 4.3.13 The proposed development would result in an additional bedroom. However, the garage would be retained, and the site has a sufficient parking space for 2 cars on their driveway. Therefore, there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.14 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:

- 4.3.15 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 North Herts Local Plan, which sets out that development proposal 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.

- 4.3.16 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

Other Matters

- 4.3.17 With regard to the comment from the Parish Council, it is considered that the requested condition would be unreasonable to levy on a householder application of this scale. The cherry tree is modest in scale and in my view would not be of suitable quality or public amenity value to warrant the further protection afforded by a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and T2 of the NHLP 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 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 July 2025	