

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01491/FPH	Two storey side extension following demolition of existing garage, replacement front door and alterations to driveway.	Agnell House Bendish Lane Whitwell Hitchin Hertfordshire SG4 8HX

Submitted Plan Nos

AH-E01 B AH-ORD-1 A AH-ORD-4 A AH-P02-PL B

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

2.0 **Site History**

- 2.1 23/01996/PREH Two storey side extension following demolition of existing garage
- 2.2 23/01570/FPH Single storey rear extension following demolition of existing rear extension. Alterations to external openings to existing side elevation (Amended plans received 02/08/2023) **CONDITIONAL PERMISSION**
- 2.2 23/01305/LDCP Replacement front porch and windows to front, side and rear elevations with alterations to astragal bars at first floor. Erection of rear garden outbuilding. (amended plans received 31/07/2023) **GRANTED**
- 2.3 04/00523/1HH Single storey side extension **CONDITIONAL PERMISSION**

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – none
- 3.2 Whitwell Parish Council – No comments received.
- 3.3 Conservation Officer response via the PRE App

On balance, I find this proposal **UNOBJECTIONABLE**. It is considered that the proposal will not harm the character or appearance of the Whitwell Conservation Area, therefore, would satisfy the provisions of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a large, detached dwellinghouse on Bendish Lane, Whitwell. The site is within the Conservation Area. The site is located within the Whitwell Conservation Area but is not identified as a '*Building or feature that contributes to the character of the Conservation Area*' on the conservation area plan.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for a two storey side extension following demolition of existing garage, replacement front door and alterations to driveway.

4.3 **Key Issues**

- 4.3.1 The key considerations are impact on the Conservation area, design, the impact on the amenities of neighbouring properties, and the impact on designated heritage assets.

Design and street scene and Conservation area

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposed extension would be a subordinate addition to the dwelling, with an acceptable design, roof form and detailing and proposed materials. The extension will not harm the character and appearance of the dwelling and the street scene. The extension will not affect the significance of the Conservation Area and the settings of the nearby listed buildings.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies HE1, D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The proposed extension given its position to the side of the neighbouring property and that no windows on the rear flank are proposed in my view the extension would not appear overbearing or result in loss of light and amenity to nearby dwellings.
- 4.3.8 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Highways, Access and Parking

- 4.3.9 Local Plan Policy T1 Assessment of transport matters states that planning permission will be granted provided that: "a) Development would not lead to highway safety problems or cause unacceptable impacts upon the highway network".
- 4.3.10 Policy T2 states that planning permission will be granted provided that: "a) Parking for residential development is provided in accordance with the minimum standards set out in Appendix 4 of this Plan".
- 4.3.11 Parking standards set out in the Local Plan require the dwelling to provide 2 spaces minimum. Following the demolition of the existing garage, demonstration of sufficient parking provision would need to be addressed and justified if a formal planning application was made.

Environmental Implications

- 4.3.12 The proposed development would be consistent with the criteria set out in Emerging Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.13 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.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

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 hereby permitted shall only be finished in facing brick work, slate roof to match the existing host dwellinghouse and white conservation styles UPVC windows and off-white painted timber cladding (as shown on plan AH-P02-PL rev B) and

thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.
(delete as appropriate)

Reason: To ensure that the building is in-keeping with the host property and 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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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 (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	