

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02775/FPH	Single storey extension to existing rear dining room with canopy over and single storey extension to existing rear kitchen. Single storey rear glazed link extension.	The Barn Shaftenhoe End Road Barley Royston Hertfordshire SG8 8LE

Submitted Plan Nos

8188 TB-PAS01 8188 TB-PAS02 8188 TB-PAS03 8188 TB-PAS04 8188 TB-PAS05 8188 TB-PAS06 8188 TB-PAS07 8188 TB-PAP01 8188 TB-PAP02 8188 TB-PAP03 8188 TB-PAP04 8188 TB-PAP05

1.0 **Policies**

CGB4	Exist buildings in the RA Beyond GB
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places

2.0 **Site History**

- 2.1 Extensive site history including various extensions and alterations to the main house and associated buildings.

3.0 **Representations**

- 3.1 **Neighbour Representations** – None received.

- 3.2 **Barley Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a large property occupying a sizable plot off Shaftenhoe End Road, Barley. The site is within the Rural Area beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for a single storey extension to existing rear dining room with canopy over and single storey extension to existing rear kitchen. Single storey rear glazed link extension.

4.3 **Key Issues**

- 4.3.1 **Principle:** The site is within the Rural Area beyond the Green Belt and Policy CGB4 is relevant. This policy allows for extensions to dwellings where the resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building. Given the modest scale of development relative to the existing house and the rear locality of the extensions, the proposal would comply with Policy CGB4.
- 4.3.2 **Design:** The proposal is for several modest single storey rear extensions that would increase the size of the dining room and provide a rear link where there are existing gaps in the rear elevation. It is considered that the extent of new built form is modest and acceptable, and the materials would match and be sympathetic to the existing house. There would be no impact upon the character and appearance of the dwelling as seen from the street scene and wider area. The proposal would comply with Policy D1 and D2 of the Local Plan.
- 4.3.3 **Impact on neighbours:** Given that the proposal would not project significantly beyond the existing rear elevation of the host dwelling and the extent of new development would be located away from neighbouring dwelling, there would be no material impact on the amenities of neighbouring dwellings. The proposal complies with Policy D3 of the Local Plan.
- 4.3.4 **BNG:** Exempt from BNG requirements.

4.4 **Conclusion**

- 4.4.1 The development would be in accordance with the relevant local and national planning policies.

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 development hereby permitted shall only be finished in the materials as stated on the application form and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development 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.

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: 9 December 2025	

