

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01138/FPH	Alterations to existing detached garage including side extension to create open car port	78 High Street Barkway Royston Hertfordshire SG8 8EF

Submitted Plan Nos

GJE/25/01 - Existing and Proposed Floor, Roof and Elevations Plans GJE/25/02 - Existing and Proposed Site Plans

1.0 Policies

2.0 **Relevant Site History**

2.1 86/00555/1 - Erection of two storey rear extension.

2.2 96/00451/1HH - Single storey front and side extensions

3.0 **Representations**

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

3.2 **Barkway Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a detached two storey dwelling on the west side of the Barkway High Street. The dwelling is a Grade II Listed Building. The site has a detached shared garage to the rear. The site is within the Barkway Conservation Area.

4.2 **Proposal**

4.2.1 Alterations to existing detached garage including side extension to create open car port.

4.2.2 The proposed extension would be approximately 1.5m deep, 6m wide with a gable roof with eaves at 2.3m and a peak at 3.9m.

4.2.3 The proposed materials would be steel frame, roof tiles and black uPVC guttering to match existing. White timber weatherboard cladding under the apex.

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.
- The impact that the proposed development would have on designated heritage assets (Listed Building and Conservation Area)

Design, Appearance and Heritage:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed extension would be a subservient addition to the outbuilding with a sympathetic roof form, materials and scale. The outbuilding is sited to the rear of the property and is not visible from the public realm. As such, it would not have an adverse effect on the character of the dwelling as seen from the street scene. The application was raised with NHC Conservation Officer during a case surgery, the modest scale of the extension and the appropriate materials are sympathetic to the Conservation Area and Listed host dwelling. They have recommended a condition for details of roof tiles to ensure quality materials within the Conservation Area.
- 4.3.4 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2, and HE1 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.5 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.
- 4.3.6 The proposal would extend the outbuilding away from the boundary. The proposal would not alter the existing scale of the outbuilding in terms of height and length as seen from the neighbouring boundary of 80a High Street. The extension would be set considerable off the boundary with Dashwoods Barn which is also screened by the host dwelling. The proposal therefore would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.
- 4.3.7 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

Highways and Parking:

- 4.3.8 The proposed development seeks to create a carport and retain the existing parking area to the rear of the dwelling which provides 2 off-street vehicle parking spaces. The proposal therefore complies with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.9 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:

- 4.3.10 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.
- 4.3.11 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.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and HE1 of the NHLP 2011-2031 and Sections 2, 12, 14, and 15 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. Prior to the commencement of works above slab level, samples/details of all roof materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved roof materials.

Reason: To ensure that special regard is paid to the setting of nearby listed buildings under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to the setting of the Therfield Conservation Area together with adherence to Policy HE1 of the North Hertfordshire Local Plan 2011 - 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 June 2025	