

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01892/FPH	Two-storey side/rear extension and insertion of first floor side window following demolition of existing shed and oil tank.	Briar Cottage Pottersheath Road Pottersheath Welwyn Hertfordshire AL6 9SU

Submitted Plan Nos

AT1352-01 AT1352-02 AT1352-03 AT1352-04

1.0 Policies

D2	House exts, replcmnt dwellings outbuild
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D1	Sustainable design
D3	Protecting living conditions
T2	Parking
SECN12	Making effective use of land
SECN13	Protecting Green Belt Land
SECN14	Achieving well-designed places

2.0 **Site History**

2.1 87/01709/1 – Erection of single storey rear extension – Not Required

2.2 83/00181/1 - Erection of first floor rear extension and front porch – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Briar Cottage comprises a semi-detached two storey dwelling off Pottersheath Road, Pottersheath near to Welwyn. The site is brushed over by the Green Belt.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Two-storey side/rear extension and insertion of first floor side window following demolition of existing shed and oil tank.

4.3 **Key Issues**

4.3.1 **Principle:** The site is within the Green Belt. Exception b. within Policy GB7 of the NPPF permits extensions to dwellings within the Green Belt provided they do not result in a disproportionate enlargement to the original dwelling. Cumulatively, the existing and proposed extensions would comprise approximately a 72% enlargement. Whilst these are substantial additions to the dwelling, given their confined nature, the large plot, and their similarity to other extensions along this road, I do not consider that this would be disproportionate and would not run contrary with the provisions of Policy GB7. The principle is therefore acceptable, and would comply with Policy SP5 of the Local Plan.

4.3.2 **Design:** The proposed built form and materials would be similar to the existing dwelling and would therefore result in minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The works are predominantly to the rear of the dwelling and would therefore be predominantly obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. The extension is within a varied street scene with varying dwelling appearances and would not appear out of place. It is therefore considered that there would be no impact to street scene.

4.3.4 **Impact on neighbours:** Would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.

4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

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 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 September 2026	

