

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00890/FPH	Single storey front extension including front canopy to existing detached garage and first floor extension above linking to main dwelling (as amended by plans received on 01/07/2025).	1 Woodbine Cottages High Street Reed Royston Hertfordshire SG8 8AH

Submitted Plan Nos

WOODBINE -1000 WOODBINE - 1100 WOODBINE - 1101 WOODBINE - 1200 WOODBINE - 1201
WOODBINE - 2000 WOODBINE - 2001 Rev C

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework 2024 (NPPF)

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 North Hertfordshire Local Plan 2011-2031 (NHLP)

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

Policy HE4 – Archaeology

2.0 Relevant Site History

2.1 02/01794/1HH - Addition of pitched roof to existing single storey rear extension. Refused.

2.2 94/00008/1HH – Car port. Refused.

2.3 97/00365/1HH – Single detached garage. Conditional Permission.

3.0 Representations

3.1 **Press, Site and Neighbour Consultation** – None received.

3.2 **Reed Parish Council** – No objection but to consider matter of access.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises of a two-storey end of terrace residential dwelling with detached garage to the south. There is a small area of open space to the front of the dwelling with a courtyard to the rear. The main garden to the dwelling is located beyond the garage to the south. It is understood that access to the rear of neighbouring gardens is via the alleyway between the dwelling and garage of the application site.
- 4.1.2 The application site is within Reed Conservation Area and is in flood zone 2 for purposes of assessing development against flood risk.
- 4.1.3 The application site is within the settlement boundary for Reed which is a Category A village where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Single storey front extension including front canopy to existing detached garage and first floor extension above linking to main dwelling (as amended by plans received on 01/07/2025).
- 4.2.2 The amended plans reflect a reduction in the size of the proposed side flank elevation window.
- 4.2.3 The application is supported by a completed Householder Flood Risk Form.

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 Conservation Area.
 - The impact on flood risk issues.
 - 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

- 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 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 to communities”*. In this

regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.3 The proposed development would see an extension to the existing garage bringing the front elevation forward and in line with the existing dwelling. Beyond the front elevation of the proposed garage extension would be a single storey front canopy extension which would extend for the width of the garage, over the alleyway and the front entrance to the dwelling. At first floor level an extension would be constructed, this would extend from the side flank wall of the existing dwelling above the alleyway and over part of the existing garage, resulting in a width greater than that of the original dwelling. However, I am mindful of the size of the existing dwelling and accept that an extension of this scale although significant, remains subservient due to its set back position from the front elevation of the existing dwelling and lower ridge height to that of the existing dwelling. Openings at first floor level would include a single window to the front, side and rear of the extension. All windows are of a size which reflects to the character and appearance of the existing dwelling. Materials would match those of the existing dwelling, render finish to the walls, slate to the front canopy and main roof and white uPVC windows.
- 4.3.4 The alleyway that provides access to neighbouring properties would be gated with access being a civil matter outside of planning control.
- 4.3.5 I am satisfied that the design of development is acceptable and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.6 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.7 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.8 The proposed development would not have any significant impact on the character and appearance of the conservation area. The proposed design and materials are considered sympathetic to the locality and to the conservation area and there would not be any harm to the heritage significance of the conservation area.
- 4.3.9 I am satisfied that the development is acceptable and in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.10 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 Local Plan.

- 4.3.11 No objections have been received and I am satisfied that there would be no impact on existing residential amenity.
- 4.3.12 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Archaeology

- 4.3.13 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.
- 4.3.14 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.
- 4.3.15 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Flood Risk

- 4.3.16 When considering the impact of the proposed development in relation to flood risk the NPPF (Section 14 – Meeting the challenges of climate change, flooding and coastal change) states that 'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk.'. In this regard, Policy NE7 of the Local Plan is consistent with the NPPF.
- 4.3.17 The extension at ground floor level has been designed so that it is not set below the existing floor level. Despite no details have been provided regarding flood proofing of the extension, given the minor scale of the proposed development it is unlikely to impede on existing drainage measures to any significant degree.
- 4.3.18 I am therefore satisfied that the development is in accordance with Policy NE7 of the Local Plan and Section 14 of the NPPF.

Highways and Parking:

- 4.3.19 The proposed development would result in the addition of one bedroom to the property, increasing the total number to two. The site benefits from sufficient off-street car parking able to accommodate one car with limited opportunity for on-street parking. As such I am satisfied that the development is in accordance with local planning policy.

Biodiversity Net Gain (BNG)

- 4.3.20 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:

- 4.3.21 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 Local Plan, which sets out that development proposals 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.
- 4.3.22 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP9, SP13, D1, D2, D3, HE1 and HE4 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 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 be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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. The Council acted proactively through positive engagement with the applicant during the determination process 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: 7 July 2025	