

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02932/FPH	Proposed first and second floor rear extension together with proposed raising of roof to provide additional living accommodation. Increase in height to existing chimney.	2 Flint Cottages Luton Road Offley Hitchin Hertfordshire SG5 3DR

Submitted Plan Nos

AH006 AH006 PL2/100A AH006 PL2/200A AH006 EX100 AH006 EX200

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SP5	Countryside and Green Belt
SP9	Design and Sustainability

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Offley Parish Council: No response

3.2 Site Notice/ Neighbours: Letter of objection received from occupiers of 4 Flint Cottages raising the following comments:

We have discussed this application with our neighbours at no 2 including our list of items below. We cannot support this application because there is not enough detail on the plans for us to decide how our house will be fully affected. Furthermore the plans are misleading. eg

The drawings show the wall between 2 and our house 3/4 is a party wall whereas it is solely owned by 3/4 The Flints.

There is no right for no 2 to place any additional support on no 3/4's wall due to this planned extension.

The alleyway between the road and the rear of the cottages is not owned by no 2. According to the Land Registry deeds to no 2, only the existing rooms over the passageway are included in the Title.

The gable end wall of no 3/4 has a window in it above the current roof of no 2. This is also a means of escape from no 3/4 If they raise the ridge line of their roof this window would be obscured.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Terraced property located on the north side of Luton Road. The site is within the Green Belt and outside of the Great Offley Cat 'A' village boundary. The site is not within a Conservation Area.

The application site shares a boundary with Mill Farm to the west which includes a Grade II listed windmill tower.

4.2 **Proposal**

First floor rear extension. Raise roof height and rear roof extension to facilitate loft conversion

4.3 **Key Issues**

4.3.1 **Green Belt Policy**

The site is within the Green Belt and therefore Section 13 of the NPPF and Policy SP5 of the Local Plan apply or are relevant to consideration of this development. Paragraph 154 says that development in the Green Belt is inappropriate unless certain exceptions apply and these include '*c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*'

Policy SP9 also states that the Council : '*c) Will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated;*'

4.3.2 In this case the existing house has only been modestly extended at ground floor level with a flat roofed kitchen extension and a front porch. The proposed extensions would add more floorspace but this would not be excessive in floorspace or volumetric terms. Therefore I am satisfied that the proposed extensions would not be inappropriate development in the Green Belt.

4.3.3 **Design and appearance**

Policies SP9 and D3 of the local plan support new development where it is well designed and located and responds positively to its local context. Policy D2 says that house extensions will be granted where :

a) The extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials and the orientation of the main dwelling;

4.3.4 There is no objection to the raising of the roof – as this aligns with the ridge height of the adjoining property – or the provision of rooflights on the front elevation. However the proposed first floor rear projection and part roof extension is of a design that is not sympathetic to the main house in terms of height, form, proportions, roof type, window details and materials contrary to the provisions of Policy D2 of the Local Plan.

4.3.5 Impact on neighbouring property

4.3.6 The roof extension element would obscure an existing loft window at No. 4 although the applicant has confirmed that agreement has been reached with the neighbour at No. 4 that they (the applicants) will install a small roof light on the neighbour's rear roof slope to replace it (at the applicant's expense). The agent advises that the small window is purely providing some form of daylight to the loft void storage area and that it does not serve a habitable room. This appears to be the case from the submitted photographs. It is not considered that the proposed roof extension and alterations would otherwise adversely affect the neighbouring properties amenity on either side.

4.3.7 Impact on Heritage assets

Given distance of the proposed extensions from the nearby listed windmill tower it is considered that the development would have a neutral effect on the heritage asset and therefore no harm would be occasioned to the setting of the heritage asset.

4.3.8 BNG and Climate change

This application is exempt from the need to demonstrate a 10% biodiversity net gain and its small scale means that there would be no significant impact on local climate change.

4.3.9 Parking

The proposal is to add another bedroom to the property. Currently the property has no off-street parking and none can be provided. Parking for these terraced properties seems to occur in the layby opposite. Whilst not ideal it is not considered appropriate to refuse permission on lack of parking as a) the existing loft could be converted under permitted development to a third bedroom and some off-street provision exists in any case to meet the parking needs of the property.

4.4 **Conclusion**

The proposal is unacceptable because of the poor design and appearance of the rear extensions.

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

5.1 That planning permission be **REFUSED** for the following reasons:

1. By reason of its excessive projection and unsympathetic design, the proposed roof alteration and first floor rear extension would not be sympathetic to the existing house in terms of height, form, proportions, roof type and materials and is herefore likely to result in an adverse impact on the visual amenities of the locality. The proposals would be contrary to the provisions of Policy SP9 and Policy D2 of the North Herts Local Plan 2011 - 2031.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 12 March 2025	