

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00269/FPH	Garage block extension (Renewal of planning permission 22/00174/FPH granted on 02.03.2022.	Offley Chase Chalk Hill Cockernhoe Luton Hertfordshire LU2 8NJ

Submitted Plan Nos

1176/01 1176/02 1176/03 1176/04 B1219 - E1 Sheet 1 B1219 - E1 Sheet 2 B1219 - F B1219 - T

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN9	Promoting sustainable transport
SP5	Countryside and Green Belt
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

- 2.1 22/00174/FPH - Garage block extension (Renewal of planning permission 19/00570/FPH granted on 18.04.2019) – Approved 02/03/22.

2.2 19/00570/FPH - Garage block extension – Approved 18/04/19.

2.3 89/01536/1 - Retention of two garage blocks for six vehicles with first floor storage area to one block – Approved 06/06/90.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a large garage block with a pitched roof, in large spacious grounds of a detached dwelling. The garage block and dwelling are in a rural agricultural location, with trees and vegetation on the boundaries. The site is in the Green Belt.

4.2 **Proposal**

4.2.1 The proposal is for a forwards extension to the rear wing of the garage block, which would also be attached to the other wing of the garage block.

4.3 **Key Issues**

4.3.1 The key material considerations are whether the principle is acceptable, design, impacts on neighbour amenity, and parking.

Principle of Development

4.3.2 The site is in the Green Belt in the adopted Local Plan. Whether developments in the Green Belt are acceptable in principle will depend on whether they comply with the NPPF and Policy SP5 of the Local Plan, and if there are any other material considerations relevant.

4.3.3 The NPPF in paragraphs 154 and 155 sets out what development is not inappropriate in the Green Belt, with the relevant parts of those paragraphs stating:

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

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;

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

- 4.3.4 In assessing the proposal against the above criteria, the proposed development is a renewal of planning permission 22/00174/FPH, which itself was a renewal of planning permission 19/00570/FPH.
- 4.3.5 The 2019 permission was considered acceptable in the Green Belt as it was considered to not be inappropriate development in the Green Belt, stating that the proposal was limited infilling of previously developed land that did not have a materially greater impact on the openness of the Green Belt. The 2022 renewal permission concurred with the 2019 officer view.
- 4.3.6 The NPPF has been updated since the 2022 decision, with the most recent amendment in December 2024. The new NPPF in respect of development on previously developed land (PDL) states that development should not cause substantial harm to the openness of the Green Belt, whereas the previous requirement was not to have a materially greater impact on the openness of the Green Belt.
- 4.3.7 The proposed extension would be on existing hardstanding comprising a driveway, would be proportionate in size to the group of buildings it would be part of, would maintain the existing garage use of this part of the site, and overall would be considered to have limited impacts on the Green Belt.
- 4.3.8 The site is considered to remain as PDL, as the definition in the latest NPPF is similar to the definitions when the 2019 and 2022 applications were approved, with the site crucially being a residential garden outside of a built-up area.
- 4.3.9 The proposed extension is not considered to cause substantial harm to the openness of the Green Belt. The proposal is considered acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Design

- 4.3.10 The proposed extension would be of the same size, siting and design as those previously approved. The character and appearance of the wider site is considered similar to when the earlier applications were approved, which the proposed development will not harm. The wider locality will not be affected due to the distance of the development from areas of public views and screening from trees etc. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.11 There are no dwellings near the proposed development, therefore it will not harm amenity. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.12 A substantial amount of parking provision will remain in the site, in excess of the minimum requirements of two spaces. Parking is acceptable, and complies with Policy T2 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **APPROVED**.

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.

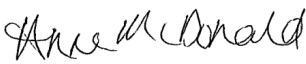
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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.

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: 19 March 2025	