

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00310/FPH	First floor rear extension over existing rear extension to include gabled roof. Insertion of rooflights to existing rear roofslope. Front canopy, alterations to fenestration, external cladding and replace front boundary wall.	Maran Cottage 145 - 149 High Street Codicote Hitchin Hertfordshire SG4 8UB

Submitted Plan Nos

Location Plan RLS-01.1 RLS-03.1 RLS-04.1 RLS-06.1 RLS-07 RLS-08 RLS-09 RLS-10 RLS-02.1

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
SECN16	Conserve + enhance historic environment
SP13	Historic environment
SP9	Design and Sustainability

2.0 **Relevant Site History**

- 2.1 24/02680/LDCP - Alterations to existing garage to facilitate conversion to home office – Approved 10/01/25.
- 2.2 24/02517/FPH - First floor rear extension over existing rear extension to include gabled roof. Insertion of rooflight to existing rear roofslope. Front canopy, alterations to fenestration, external cladding and replace front boundary wall – Refused 20/12/24 for:
1. The proposal by reason of its size, siting, scale, design, materials and visual impacts, will be harmful to the setting and significance of nearby listed building No. 151 High Street, Codicote. The proposal does not comply with Policies SP13 and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.
- 2.3 74/00492/1 - Extension to existing cottage – Approved 09/07/74.

3.0 **Representations**

- 3.1 **Neighbours** – The following comments were received from No. 151 High Street in support:
- ☐ No objections.

3.2 **Archaeology** – No comments to make.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey detached dwelling with a pitched roof. The locality has a predominantly residential character although there are two shops nearby. No. 151 High Street that adjoins the site to the SE is a Grade II listed building, as are Nos. 153-157 in the same terrace.

4.2 **Proposal**

4.2.1 The proposal is for a first floor rear extension with a pitched roof, black wooden cladding to the resulting two storey rear projection, a pitched roof canopy to the front door, new rear rooflights, rebuilding a front elevation wall and alterations to openings. The number of bedrooms will not be increased.

4.3 **Key Issues**

4.3.1 The key material considerations are design and heritage, and impacts on neighbour amenity.

Design and heritage

4.3.2 This application is a resubmission following recent refusal 24/02517/FPH, with the new application attempting to address the reason for that refusal. That refusal related to a first floor rear extension of that application.

4.3.3 Application 24/02517/FPH also included a new front door porch canopy, alterations to openings, new rear rooflight, new cladding, and rebuilding a front boundary wall. Similar such alterations are proposed as part of this new application. As there were no objections to them on design and heritage grounds under 24/02517/FPH, and as relevant material considerations haven't changed, these proposed works remain acceptable.

4.3.4 The size, scale and height of the first floor rear extension has now been reduced from that proposed under 24/02517/FPH, with the eaves and ridge height now lower. The key paragraphs of the officer report of the refused 2024 application state:

4.3.14 *The site for the proposed rear extension and cladding on its SE side elevation are however visible in the street scene due to the terrace of listed and non-listed dwellings to the SE being set further back from the road than the application property. The present rear extension to the dwelling is lower than the eaves of No. 151 (the closest dwelling of the terrace), and maintains a sky gap between it and No. 151.*

4.3.15 *The proposed first floor extension would essentially double the eaves height and reduce the sky gap with No. 151, resulting in the application property appearing more visually dominant against No. 151, as the eaves would be higher than the eaves of No. 151 and the roof ridge would also be higher than the ridge of No. 151.*

4.3.16 *The CC considers that the proposed rear extension would be prominent and would have an overbearing impact on the adjacent listed buildings, exacerbated by the proposed black timber cladding.*

4.3.17 *Given the close proximity of the application property to at least listed building No. 151 and its rear projection that would be extended, I do not disagree that there would be impacts on the setting of listed building No. 151 as a designated heritage asset. The impacts would be visual dominance of No. 151, which is considered harmful to its setting and significance.*

4.3.5 The eaves height would be slightly lower than the eaves of the application property and No. 151. The ridge height would remain higher than that of No. 151, however the ridge height is now much reduced from the refused scheme and would be only slightly higher than that of No. 151.

4.3.6 The proposed extension and overall rear projection of the application property would now appear comparable in size and scale to listed building No. 151, and would maintain more of a sky gap between the buildings. It's now considered that the revised rear extension has overcome the reason for refusal of 24/02517/FPH. Timber cladding remains, however that was not a source of objection in its own right.

4.3.7 The proposal does not conflict with S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal complies with Local Plan Policies D1, D2, SP13 and HE1, and Sections 12 and 16 of the NPPF.

Neighbour amenity

4.3.8 As stated above, this is a resubmission of refused application 24/02517/FPH. That application was not considered harmful to neighbour amenity. The new application has a smaller rear extension, and the other alterations are similar to those of the 2024 application and are acceptable.

4.3.9 The rear extension also includes a first floor rear window, that would be approx. 6.7m from the rear boundary of the site with the rear garden of No. 10 Old Chapel Mews, and would not have screening that would be sufficient to block or obscure views from the new window. The window is proposed to be secondary to a bedroom, and if permission was to be granted it could be required to be obscure glazed and non-openable to a height of 1.7m above the floor level of the bedroom. The bedroom would remain served by openable roof lights with outlook, so living conditions of the occupiers of the existing dwelling would be acceptable with this condition. Impacts on the amenity of No. 10 are considered acceptable.

4.3.10 Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 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 **GRANTED**.

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 first floor rear window on the east elevation of the rear extension facing towards No. 10 Old Chapel Mews shall be obscure glazed and non-openable unless the glazing and opening part is 1.7m above the finished floor level of the room which it serves.

Reason: In the interests of privacy and amenity. To comply with Policy D3 of the Local Plan.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 April 2025	