

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00333/FPH	Single storey side extension to existing rear element	Rose Cottage High Street Barley Hertfordshire SG8 8HT

Submitted Plan Nos

WPCL0553-PL-01 WPCL0553-PL-02 WPCL0553-PL-013 WPCL0553-PL-014

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
T2	Parking
SP1	Sustainable development in North Herts

2.0 **Planning History**

- 2.1 **84/00928/1** - Erection of two storey rear extension, replacement detached garage and formation of new vehicular access

Conditional Permission.

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – None received.
- 3.2 **Barley Parish Council** – No objection.
- 3.3 **Natural, Historic and Built Advisory Team** - No comments.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached property located on the east side of the Barley High Street. The site is located within the Barley Conservation Area. The neighbouring property known as White Posts which is directly opposite the site, is a Grade II listed building. The grounds levels on the site

slope down in an eastwards direction so that the front of the site sits at a higher ground level than the rear.

4.2 Proposal

4.2.1 Planning permission is sought for a single storey side extension to the existing rear element.

4.2.2 The proposed extension would be approximately 7.15m deep, 2.3m wide with a lean-to roof with eaves at 2.38m and a peak at 3.46m. The proposed materials are:

- Slate tile roof to match existing.
- Timber framed double glazed windows to match existing.
- Facing Brick to match existing
- Timber framed double glazed doors to match existing.

4.3 Key Issues

4.3.1 The key considerations are design, the impact on the amenities of neighbouring properties, parking and impact upon the Conservation Area.

Design

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

4.3.3 The proposed side extension would be modest in scale with sympathetic eaves and ridge height that would ensure a subordinate relationship with the existing dwelling. The proposed materials would be considered sympathetic to the dwelling. The development would be single storey and would therefore have limited visibility from the street scene. It is considered that the proposal is acceptable in design terms.

4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

4.3.6 The proposal would not have any significant impact on the character and appearance of the conservation area. The proposed materials and design are considered sympathetic to the locality and the conservation area and there would not be any harm to the heritage significance of the conservation area. The proposed development would be set sufficiently far away from the listed dwelling opposite the site. The proposal therefore complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The proposed extension would be visible to the southern neighbour of Barley Brook Cottage. However, it would be set off the boundary by approximately 5m and would have a sympathetic eaves and ridge height. The lean-to roof would also detract from the visual bulk of the extension. As such, I do not consider that the extension would be considered an overbearing impact or result in any loss of light. The side windows are proposed at ground floor level and as such would not contribute to any loss of privacy.
- 4.3.8 This is in line with Policy D3 of the Local Plan.

Parking

- 4.3.9 The dwelling is served by two parking spaces which would not be affected by the proposed development and is therefore considered compliant with Policy T2 of the Local Plan.

Biodiversity Net Gain

- 4.3.10 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as it is a householder application.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with the relevant policy provisions within the local plan and national policy framework.

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(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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 March 2025	