

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01045/FPH	Single storey rear orangery following demolition of existing conservatory	95 Codicote Road Codicote Welwyn Hertfordshire AL6 9TY

Submitted Plan Nos

91670/01 91670/02 91670/03 91670/04 91670/05 91670/06

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

2.0 **Relevant site history**

- 2.1 21/02905/FPH - Erection of a garden shed with gazebo – Approved 01/12/21.
- 2.2 02/01192/1HH - First floor rear extension. Bay window to facilitate conversion of existing garage to study. Detached double garage and store – Approved 21/10/02.
- 2.3 01/00576/1HH - Rear conservatory – Approved 07/06/01.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey detached dwelling with a pitched roof. Rear party boundaries are comprised of vegetation and fences. The site is in an area of mixed rural and residential character, with a small number of dwellings nearby. The site is within the Green Belt.

4.2 **Proposal**

- 4.2.1 The application is for a single storey rear orangery that would replace a conservatory. The orangery would have a pitched and flat roof, and a roof lantern.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the development is acceptable in principle, design, and neighbour amenity.

Principle

- 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;

- 4.3.4 In assessing the proposal against the above criteria, the orangery would have a larger footprint than the conservatory it would replace, however it would have a lower height. Due to this, and as the increase in footprint would be small, it's considered that the orangery would not therefore be considered to result in a materially greater impact on the Green Belt than the existing conservatory.
- 4.3.5 The proposal would not be inappropriate development in the Green Belt, and is considered acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Design

- 4.3.6 The proposed orangery would be considered to have comparable impacts on the host dwelling and locality as the existing conservatory it would replace, therefore the design is acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.7 The orangery would be considered to have comparable impacts on neighbouring dwellings as the existing conservatory it would replace. Impacts on amenity are acceptable, and 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 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: 3 June 2025	