

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01440/FPH	Single storey rear and first floor side extension over existing garage.	Old Police House Mill Road St Ippolyts Hitchin Hertfordshire SG4 7RG

Submitted Plan Nos

A010 A100 A101 A105 A106

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN13 Protecting Green Belt Land

SP5 Countryside and Green Belt

2.0 **Site History**

See history sheet

N/801/55 : Police House, office and garage. Granted 8.11.1955

04/00024/1HH: Two storey side extension and attached double garage following demolition of existing single storey side extension and attached single garage (as amended by drawing nos. 03-12/06a, 07a, 08a, 09a and 10a received 19.02.04).
Granted 5/04/04

3.0 **Representations**

3.1 St. Ippolyts Parish Council: No responses received

3.2 Site Notice / Neighbours: No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1 Detached house located on the north side of Mill Road. Site is within the Green Belt but immediately adjacent to the village boundary (Category 'A').

4.2 **Proposal**

4.2.1 Single storey rear and first floor side extension over existing garage.

4.3 **Key Issues**

4.3.1 Principle of development – Green Belt

4.3.2 Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless several exceptions apply. In this case the possible exception is 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;'

The question is whether the proposed extension to the property, when taken with previous extensions, cumulatively results in 'disproportionate additions over and above the size of the original property'

4.3.4 A breakdown of the floorspace extensions to the property is as follows:

Original Police House, Garage and office (planning permission ref: N/801/55 dated 8.11.1955):

Ground floor – 90 sq metres

First Floor – 48 sq metres

Total - 138 sq metres

Proposed extended dwelling including all previous extensions and proposed extensions:

Ground floor – 190 sq metres

First floor – 133 sq metres

Total 323 sq metres

Percentage increase over original floorspace: 134% increase

4.3.5 The dwelling at The Old Policy House was originally a relatively narrow two storey dwelling containing 3 bedrooms with a significant gap between the dwelling and the south eastern boundary. The proposals would, if implemented, result in a 6 bedroom dwelling with only a 2 metre gap between the two storey flank elevation and the south eastern boundary. The development would result in a significant increase over the size of the original dwelling reducing openness around the site. The first floor side extension would be visible within the street scene and materially increase the bulk of the dwelling when viewed from Mill Road. The proposed extensions would be harmful to the openness of the Green Belt spatially and visually.

4.3.6 Taking all of the above additions into account it is my view that the proposed extensions would, when taken with previous extensions to the property, amount to disproportionate extensions over the size of the original building and the proposal is therefore inappropriate development.

4.3.7 No very special circumstances have been advanced in favour of the development and none are apparent. The close proximity of the house to the village boundary is not

relevant – the house is still within the Green Belt and therefore the relevant policies in the Local Plan and the NPPF still apply.

- 4.3.8 I find that the proposed development would be harmful to the openness of the Green Belt by reason of inappropriateness and therefore the development fails to meet Green Belt policy criteria. The proposal would be contrary to Policy SP9 of the Local Plan and Section 13 of the NPPF.

4.3.9 Design and appearance / impact on street scene

- 4.3.10 The proposed conservatory, although large, would sit comfortably alongside the existing conservatory and the rear elevation of the property and its subservient and modern design would not be harmful to the appearance of the dwelling. The proposed first floor extension above the existing garage would have the effect of balancing the front and rear elevations by introducing front and rear gables similar in design and proportions to the existing gables on the property and therefore there would be some symmetry and complementary design.

- 4.3.11 Matching materials and a similar fenestration design is proposed therefore the main first floor extension would be in keeping in design terms with the main dwelling.

- 4.3.12 A gap would be maintained to the boundary although there would be some effect of filling the plot with two storey development. Nevertheless, the property is set back from the road and there is some substantial landscaping along the front boundary which would mitigate this continuous built up form of development.

- 4.3.13 In design terms and in terms of the impact of the development on the street scene it is considered that the proposals are generally in accordance with Policies SP9, D1 and D2 of the Local Plan.

4.3.14 Impact on neighbouring property

- 4.3.15 The house is set within a generous plot and the nearest neighbouring properties are some distance away from the boundaries of the property so as not to be significantly impacted by the proposed development. There are no flank facing windows on the first floor side extension that may give rise to a privacy issue. The proposed development would not conflict with Policy D3 of the Local Plan in this regard.

4.3.16 Parking

- 4.3.17 Adequate parking would remain for the occupiers of the extended dwelling.

4.3.18 Climate change / BNG

- 4.3.19 This householder development is exempt from the need to comply with BNG legislation.

The development is also of a scale that will not result in any adverse effect on local climate change.

4.4 **Conclusion**

- 4.4.1 Whilst acceptable in design terms and its impact on neighbours and the street scene the proposed development would be inappropriate development in the Green Belt and harmful to the openness of the Green Belt contrary to local and national planning policy

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

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

1. The application site is within the Green Belt as identified in the North Hertfordshire Local Plan 2011 - 2031. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The proposed extensions would result in disproportionate additions over and above the size of the original building and therefore the development is an inappropriate form of development in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Material considerations do not exist that together constitute very special circumstances necessary to clearly outweigh the harm to the Green Belt by reason of inappropriateness and harm to the openness of the Green Belt. Therefore the proposal conflicts with Policy SP5 of the North Hertfordshire Local Plan and Green Belt policies in Section 13 of the National Planning Policy Framework (2024).

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 July 2025	

