

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01458/FPH	Part two storey and part single storey rear extension incorporating rear porch canopy following demolition of existing rear elements	Peascod Hall London Road St Ippolyts Hitchin Hertfordshire SG4 7NJ

Submitted Plan Nos

1123-01B 1123-02F

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
SECN9	Promoting sustainable transport
SP13	Historic environment
SP5	Countryside and Green Belt
SP6	Sustainable transport
SP9	Design and Sustainability
T2	Parking

2.0 **Relevant Site History**

- 2.1 18/00319/LBC - Part two storey, part single storey rear extensions, internal alterations, replacement windows and minor alterations to window positions (as amended by drawing 1123-02D received 12/07/2018) – Approved 18/07/18.
- 2.2 18/00318/FPH - Part two storey, part single storey rear extensions (as amended by drawing 1123-02D received 12/07/2018) – Approved 18/07/18.
- 2.3 The site has also been subject to non-relevant applications relating to outbuildings etc.

3.0 **Representations**

- 3.1 **Conservation Officer** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey detached dwelling with a pitched roof that is Grade II listed, which is on a spacious plot. The site is in rural agricultural surroundings, with a small number of dwellings nearby. The site is in the Green Belt.

4.2 **Proposal**

- 4.2.1 The proposal is for a two and single storey rear extension with pitched roofs and dormers, which would replace a single storey rear projection. The number of bedrooms would be increased from 5 to 6.
- 4.2.2 The application was accompanied by parallel listed building consent application 24/01459/LBC.

4.3 **Key Issues**

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

Principle

- 4.3.2 The site is in the Green Belt. Policy SP5 of the adopted Local Plan states that the Council will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated. Policy SP5 refers to the 2023 National Planning Policy Framework (NPPF) which sets out exceptions to inappropriate development in the Green Belt in paragraphs 154 and 155. Part c) of 154 states *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.*

- 4.3.3 “Original building” in this context is the building as it existed in 1948, or its original size if built after that, which is set out in the NPPF Glossary. The present building does not have a planning history of extensions, and appears largely ‘original’.
- 4.3.4 The proposed extension is of the same size and siting as that approved under previous planning permission 18/00318/FPH, which was assessed as not being a disproportionate addition to the original building.
- 4.3.5 National policy remains the same in terms of assessing proposed extensions to buildings in the Green Belt. The Council has adopted a new Local Plan since the 2018 permission, however relevant Policy SP5 essentially refers to national policy in the NPPF, and there are no SPD’s etc. that set percentage maximums for example. The policy considerations are not therefore considered to have materially changed since the 2018 permission.
- 4.3.6 The host building is the same size as when the 2018 permission was granted. The proposed extension would replace an existing single storey projection, albeit it would be larger. The increase in size is considered small, and as with the 2018 application, is not considered to be a disproportionate addition. The proposal is not considered inappropriate development and is acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Design and heritage

- 4.3.7 The application site is a Grade II listed building, which is a designated heritage asset. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where considering whether to grant planning permission for development which affects a listed building or its setting special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses. The proposal therefore needs to be assessed as to whether it would harm its setting and significance.
- 4.3.8 The proposed works, on the basis of the comments from the Conservation Officer, are considered sympathetic to and in keeping with the special significance and character of the listed building. It is not considered that the application harms the setting and significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable.
- 4.3.9 The proposed extension would be of the same size and design as that approved under planning permission 18/00318/FPH, and is not considered overly dominant in relation to the existing building. The impacts of the extension on the character and appearance of the site and wider locality would be small and acceptable, particularly as the extension would be small and to the rear. The design and impacts on the heritage asset is therefore acceptable. The proposal complies with Policies D1, D2 and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.10 The extension will be relatively far from the closest dwelling to the north, and will not appear overbearing or cause loss of light and privacy. Impacts on amenity are considered acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.11 The number of bedrooms will be increased from 5 to 6, however this does not trigger a requirement for increased parking. At least two parking spaces will remain in the site, which would comply with minimum parking standards and is acceptable. The proposal 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 **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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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: 1 October 2024	