

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01202/FPH	Single storey rear extension, alterations to fenestrations including insertion of rear first floor Juliet balcony and external cladding	Southernwood Pottersheath Road Pottersheath Welwyn Hertfordshire AL6 9ST

Submitted Plan Nos

Location plan SW-PL-100 SW-PL-101 SW-PL-102 SW-PL-103 SW-PL-104 SW-PL-105 SW-PL-106 SW-PL-107 SW-PL-108 SW-PL-002

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SP5	Countryside and Green Belt
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding

2.0 Site History

- 2.1 11/02604/1HH - Alterations to existing garage comprising single storey extension and replacing existing flat roof with pitched roof to facilitate installation of 12 solar photovoltaic panels – Conditional Permission
- 2.2 90/00612/1 - First floor rear extension - Conditional Permission
- 2.3 80/01364/1 - Installation of new roof with dormer windows to provide first floor living accommodation. – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Parish Council** – No Response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises Southernwood, a detached dwelling at the corner of Pottersheath Road and Fallow End. The site is within the Green Belt.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Single storey rear extension, alterations to fenestrations including insertion of rear first floor Juliet balcony and external cladding.

4.3 **Key Issues**

4.3.1 **Principle:** The site is within the Green Belt. It is evident that the dwelling benefits from a first floor extension, together with outbuildings. When comparing the proposed floor area against the existing, it would comprise a 5% enlargement of the host dwelling. Given the size of the plot, the size of the extension in relation to the dwelling, and its subservient size, I consider it would not be disproportionate to the original dwelling. Complies with Policy SP5 of the Local Plan

4.3.2 **Design:** The proposed development would incorporate a new design approach to the dwelling, with large areas of glazing and cladding. It would feature a mono pitch roof and is considered to be a suitably sympathetic addition to the dwelling. Its scale would be of a suitable scale in relation to the dwelling. It would therefore occasion minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Heritage considerations:** N/A.

4.3.4 **Impact on the street scene:** The works are to the rear of the dwelling and would therefore be predominantly obscured from view from the public realm. Some views would be gained from neighbouring gardens, and the private road to the side, however I consider that this would be modest and not objectionable. It is therefore considered that there would be no unacceptable impact to the street scene.

4.3.5 **Impact on neighbours:** The proposal would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.

4.3.6 **Parking:** No alterations proposed to the existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.7 **BNG:** Exempt from BNG requirements.

4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 June 2026	