

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00293/FPH	Alterations to the roofs of the existing ground floor front and rear extensions. Alterations to brickwork and fenestration on rear and side elevations.	4 Arch Road Great Wymondley Hitchin Hertfordshire SG4 7EP

Submitted Plan Nos

PL-499 A PL-500 A PL-505 A

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 25/02203/LDCP - Side porch

Granted

2.2 24/02577/FPH - Erection of office/gym outbuilding adjoining existing garage.

Conditional Permission

2.3 23/02585/FPH - Part two storey and part single storey side extension, replacement flat roof over existing rear extension and front porch canopy. Alterations to fenestration

Refused

2.4 16/01224/1HH - Single storey detached outbuilding as garage/workshop

Conditional Permission

2.5 98/01088/1HH - Replacement detached single garage

Conditional Permission

2.6 95/01301/1HH - Two storey rear extension and front entrance porch

Conditional Permission

2.7 80/00784/1 - Erection of two storey side extension following demolition of existing single storey extension.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation:** None received.

3.2 **Wymondley Parish Council:** None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey semi-detached dwelling located on Arch Road, Great Wymondley. The application site benefits from a driveway, detached garage and front and rear gardens. The application site resides within the Great Wymondley Conservation Area.

4.2 **Proposal**

4.2.1 Alterations to the roofs of the existing ground floor front and rear extensions. Alterations to brickwork and fenestration on rear and side elevations.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed alterations to the front porch roof would see the dual pitched gable end roof form replaced with a pitched roof form with a similar eaves height and reduced peak height. The proposed alterations to the rear extension roof would see the pitched roof form replaced with a flat roof form with a height of 3.1m. All external materials are proposed to match existing bar the EPDM/GRP flat roof.
- 4.3.4 The proposed alterations to fenestration include: 1no. new rear elevation ground floor window, 1no. replacement rear elevation external door with bi-fold door, 2no. new rear elevation ground floor windows replacing a row of 3no; 2no. replacement side elevation external doors, 2no. replacement side elevation ground floor windows, 1no. replacement side elevation first floor window. The proposed external materials are set to match existing.
- 4.3.5 The proposed development would be partially visible from the street but the proposed roof forms and window details are sympathetic to the immediate locality.
- 4.3.6 The proposed development, in my view, is sympathetic to the existing dwelling and streetscene in terms of scale, form and materials. As such, the proposed development complies with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Heritage Impact

- 4.3.7 Policy HE1 states that proposals affecting heritage assets should preserve the significance of the asset and its setting, as is supported by Policy SP1 of the Local Plan and paragraph 208 of the NPPF. Policy HE1 is commensurate with the LPA's statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.8 4 Arch Road is located within the Great Wymondley Conservation Area. As views of the rear of the property are minimal and the proposed change in front elevation roof form and side elevation window details would be sympathetic and subservient to the host dwelling in terms of materials and scale, it is considered that the proposal would not have an adverse impact on the character of the Great Wymondley Conservation Area and is, therefore, acceptable.
- 4.3.9 Therefore, with regard to impact on heritage assets, the proposed development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HE1 of the Local Plan, and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.10 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.11 Regarding neighbour amenity, the proposal does not increase the footprint of the dwelling; the built form of the rear extension would increase in height along the boundary, but the change is minimal. As such, it is not considered that the proposal would result in an unacceptable level of harm, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.12 Therefore, the proposed development complies with Policy D3 of the NHLP.

Highways and Parking:

- 4.3.13 The development does not include an increase in the number of bedrooms. The site would maintain sufficient space for a minimum of 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no parking concerns arising from this proposal.

Environmental Implications

- 4.3.14 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.15 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 due it falling under the scope of the 'de minimis' exemption.

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**.

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: 1 April 2026	