

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00396/FPH	Single storey front extension including walk in bay window and front canopy roof. Single storey rear extension and side entrance canopy. Insertion of one front and one rear dormer windows, one second floor front and one second floor side windows and one front and one rear rooflights. Installation of solar panels and external rendering. Alterations to existing garage including raise roof height, insertion of one side dormer window and three rooflights and single storey rear extension following demolition of existing shed. Installation of garden access steps, retaining wall with railings, hard and soft landscaping and enlarged driveway.	1 Cambridge Road Barley Royston Hertfordshire SG8 8HN

Submitted Plan Nos

1020-26.PL.001 B 1020-26.PL.002 B 1020-26.PL.003 B 1020-26.PL.004 B 1020-26.PL.005 B 1020-26.PL.006 B 1020-26.PL.007 C 1020-26.PL.008 B 1020-26.PL.009 C

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework (NPPF) (2024)

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

Policy T2 - Parking

1.3 Supplementary Planning Design (SPD)

NHC Sustainability (2024)

2.0 Relevant Site History

2.1 04/00430/1 - Erection of four-bedroom dwelling with double garage and a three-bedroom detached dwelling with integral garage following demolition of existing bungalow. Formation of two vehicular accesses onto Picknag Road (as amplified by letter dated 12/05/2004 and 18/05/2004 and amended by plans received 24/05/204). Conditional Permission.

2.2 11/01260/1HH - Single storey front extension. Conditional Permission.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – One objection and one support has been received. The objection is from 1, Picknag Road, Barley and raises the following concerns:

- Severely affect daylight into the house and loss of privacy.
- Existing office window overlooks existing garage, by raising the roof and installing a window it would directly look into the house
- Pressure to cut down trees.

The letter of support states the development will enhance the look of the property and will improve useable space. There are no objections to raising of the garage roof and installation of velux roof lights.

3.2 **Barley Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on the west side of the High Street and is within the Barley Conservation Area. Sells Close House is a detached residential dwelling sited to the rear of nos.1-3 Sells Close Cottages and which benefits from its own existing vehicular access located north of the cottages.

4.1.2 The village of Barley is a category A village for the purpose of the Local Plan. Category A villages allow general development within the defined settlement boundary subject to other policy requirements.

4.2 **Proposal**

4.2.1 Single storey front extension including walk in bay window and front canopy roof. Single storey rear extension and side entrance canopy. Insertion of one front and one rear dormer windows, one second floor front and one second floor side windows and one front and one rear rooflights. Installation of solar panels and external rendering. Alterations to existing garage including raise roof height, insertion of one side dormer window and three rooflights and single storey rear extension following demolition of existing shed. Installation of garden access steps, retaining wall with railings, hard and soft landscaping and enlarged driveway.

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 resultant impact on the character and appearance of the Conservation Area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The development would see the construction of a single storey extension to the front elevation of the dwelling and would comprise of the construction of a full-length glazed walk-in bay window and canopy roof that would extend along the setback element of the dwelling and slightly beyond the principal elevation. The existing roof slope would extend to meet with the roof of the proposed canopy with the installation of an additional single dormer window at first floor level.

4.3.4 To the rear of the dwelling, which includes the southwest side elevation facing Picknage Road, a single and part first floor extension is proposed, the ground floor element would extend to be in line with the existing side and rear elevations of the host dwelling whilst the first-floor extension would be set back. The roof form would extend downwards forming a cat-slide roof form with formation of a single rear facing dormer window. This roof form would match that which exists to the same section to front of the dwelling.

4.3.5 The Picknage Road side elevation of the dwelling would also see the formation of a monopitch canopy and additional doorway with side panel at ground floor level.

4.3.6 At second floor level, two single windows are to be formed, one to the northwest front elevation facing Cambridge Road and one to the southwest side elevation facing Picknage Road.

4.3.7 At roof level, two velux roof lights are to be formed, one to the northwest roof slope and one to the southeast roof slope with PV solar panels to the southwest roof slope.

4.3.8 Materials for the include a mix of brickwork and cladding to match the existing including elements of a proposed render finish.

4.3.9 In addition to the proposed extensions and alterations to the dwelling, the development includes raising the ridge height of the existing garage by 0.4m, the construction of an extension to the southeast side elevation which would be set down from the existing ridge line and set back from the front and rear elevations, the formation of a dormer

window to the front elevation and the installation of 3 no. velux rooflights to the rear roof slope. The extension would provide for separate storage spaces with a door to the front and rear elevations. The dormer would be finished using black cladding. The window type would be casement to match the existing window design of the dwelling. The remaining materials would match the existing garage.

- 4.3.10 Other changes proposed are to the external areas fronting Picknag Road. The proposed alterations comprise of a reconfiguration of the existing driveway and turning head, resulting in a larger driveway, relocation of stepped access from the side garden to the driveway with associated low level retaining wall topped with railings between the newly formed stepped access with the existing planted boundary to Picknag Road and the gate to the rear patio space.
- 4.3.11 I am satisfied that the design of development is acceptable and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.12 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.13 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.14 The proposed development would not have any significant impact on the character and appearance of the conservation area. The proposed design and materials are considered sympathetic to the locality and to the conservation area and there would not be any harm to the heritage significance of the conservation area.
- 4.3.15 I am satisfied that the development is acceptable and in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.16 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 Local Plan.
- 4.3.17 In terms of the objection received from no.1 Picknag Road, the only additional window opening to face towards this dwelling would be a rooflight at second floor level. The raising of the garage roof would see a minor increase to the ridge height and there are no openings proposed to this elevation. Whilst the extension to the garage would bring built form closer to the party boundary with no.1 Picknag Road existing separation distance is 3.3 metres and proposed would be 0.5 metres. The objection raises a potential loss of light to an office window on the northwest elevation of no.1 Picknag

Road. Given the orientation of no.1 Picknage Road and that of the application site, I am of the view that natural light to an office window on this elevation would not be significantly impacted as a result of the proposed development. As such, I am satisfied that the proposed extensions and alterations by virtue of their position on the property and relationship to existing built form, would not have a detrimental impact on existing residential amenity and would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

- 4.3.18 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.19 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.20 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications:

- 4.3.21 The Council's Sustainability Supplementary Planning Document seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.22 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.23 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP9, SP13, D1, D2, D3 and HE1 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF.

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 extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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	