

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00369/FPH	Single storey front extension and single storey side extension following demolition of existing conservatory.	Garfield Police Row Therfield Royston Hertfordshire SG8 9QE

Submitted Plan Nos

1200-01A

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
HE1	Designated heritage assets
T2	Parking
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Relevant Site History**

- 2.1 05/01518/1HH - Rear conservatory extension
- 2.2 02/01558/1HH - Detached single garage and store following demolition of existing.
- 2.3 78/01887/1 - Erection of single storey front extension

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

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

3.3 **HCC Archaeology** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a detached bungalow dwelling on the south-west side of Police Row in a residential part of Therfield. The dwelling has a large garage / outbuilding to the rear of the dwelling along the northern boundary. The site is within the Therfield Conservation Area.

4.2 **Proposal**

4.2.1 Single storey front extension and single storey side extension following demolition of existing conservatory.

4.2.2 The extension would be approximately 8.789m wide, 4m deep with a flat roof at the height of 3.075m.

Front extension – 3.487m deep, 5.508m wide, 2.5m to eaves and 4.2m to peak.

4.2.3 The proposed materials are:

Roof – Match existing (tiles)

Windows and Doors – Match existing (uPVC)

Walls – Match existing (brick)

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 street scene.
- 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, Appearance and Heritage:

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 and beautiful 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 communities". In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The side extension would be sited to the rear of the site and would not be visible from the public realm. The front extension would have some visibility from the highway but would be predominantly screened by the existing hedgerow. In any case, the extensions are of a modest scale and depth which would not be considered disproportionate. Police Row has a mixed character of dwellings and therefore the alterations would not appear out of place. I therefore consider that the scale and design of the proposed development to be compliant with policies D1 and D2 of the Local Plan.

4.3.4 The proposed extension would fall within the Therfield Conservation Area. The proposed materials and design would be sympathetic to the host dwelling and wider conservation area. The proposal would comply with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

4.3.5 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.

4.3.6 The proposed extensions would be single storey with a modest height and sufficiently set off the boundary. In my view, they would not be considered a dominant or overbearing form of development and would not contribute to any loss of sunlight. The windows would be at ground floor level and would not provide any overlooking.

Impact on future occupiers

4.3.9 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

4.3.10 Due to the points raised above, the proposed development would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

4.3.11 The dwelling is served by off-street parking 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)

4.3.12 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

4.3.13 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 North Herts Local Plan, which sets out that development proposal 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.

4.3.14 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3, HE1 and T2 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2024.

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	