

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00674/FPH	First floor side extension including Juliet balcony and single storey rear extension following demolition of existing conservatory. Single storey front and side extension linking main dwelling and garage. Alterations to fenestration and external cladding (as amended by plan received on 12/05/2025).	2 Valley Road Codicote Hitchin Hertfordshire SG4 8YA

Submitted Plan Nos

3940 PL01 3940 PL02 3940 PL04 3940 PL05 3940 PL 03 Rev A

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

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

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 **Codicote Neighbourhood Plan** – in preparation.

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

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

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey, detached residential dwelling with attached flat roofed garage. Gardens exist to both the front and rear of the property. To the north lies public bridleway ref: 003 which runs from Valley Road to the High Street. Valley Road is set on a hill which slopes downwards in a southerly direction.

- 4.1.2 There is a property to the west in Bell Mews which benefits from a dark cladding visible to the upper floor and to the north of the application site there is a property which benefits from a similar cladding only in a lighter shade. Whilst there does not appear to be any modern type cladding to properties in this section of Valley Road, the property directly opposite the application site has its upper floor clad with a dark green shade of hanging tile.
- 4.1.3 The application site is within the settlement boundary for Codicote where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 First floor side extension including Juliet balcony and single storey rear extension following demolition of existing conservatory. Single storey front and side extension linking main dwelling and garage. Alterations to fenestration and external cladding (as amended by plan received on 12/05/2025).
- 4.2.2 The amended plan indicates the proposed materials to be used in the development.

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 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 and Appearance

- 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 application would involve the demolition of an existing conservatory to the rear of the dwelling and its replacement with a single storey extension which would be closer to the northern boundary but would remain largely on the same footprint as the existing conservatory. The roof form would be pitched. Openings would include a window to the west elevation and a set of double doors to the south elevation.
- 4.3.4 In addition, the development would see an infill of the area between the existing dwelling and garage at ground floor level including an extension to the principal elevation of the dwelling bringing it in line with the north side wall of the existing garage yet set off the

north side party boundary. Openings would include an additional window and the repositioning of an existing window to the principal elevation.

- 4.3.5 At first floor level the extension would be set off the party boundary with no.4 Valley Road. The extension would have a pitched roof set below the ridgeline of the existing dwelling. Openings would comprise of a window to the east elevation and a Juliet balcony to the west elevation.
- 4.3.6 Other changes include the replacement of existing openings at ground floor level on the south side elevation by the installation of a set of bi-folding doors, these would open to an existing paved space rear of the garage. Black or dark grey cladding is proposed to the upper floor with white or off-white painted brickwork to all existing and proposed elevations at ground floor level. Whilst cladding of this type would introduce a new design feature to the estate, there is cladding in the vicinity, and I am not convinced there is sufficient grounds to maintain the appearance of the property as it is and that the impact as a result of the proposed development would be so harmful to the streetscene to justify refusal of the application.
- 4.3.7 I am satisfied that the scale and design of the proposed extension would be a sympathetic addition to the existing dwelling and would not harm the visual amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.8 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.
- 4.3.9 No objections have been received and given the distance between neighbouring properties to the rear and the minor impact to the neighbouring property to the south 4 Valley Road, I am satisfied that there would be no significant impact on existing residential amenity resulting in the proposal being in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 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)

- 4.3.11 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

- 4.3.12 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.

- 4.3.13 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance 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, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 May 2025	