

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00665/FPH	Part two storey and part first floor front extension and single storey rear extension. Insertion of dormer windows to front; rear and side roofslopes. Insertion of ground floor front window following removal of existing garage doors to facilitate conversion of garage into living room. Erection of detached double garage and installation of front hardstanding. Installation of replacement front entrance gates and 1.8m high wing walls (as a variation of planning permission 24/02737/FPH granted 25.02.2025)	Ravensburgh Barton Road Hexton Hitchin Hertfordshire SG5 3JN

Submitted Plan Nos

MML/2024-01/04B MML/2024-01/11 MML/2024-01/01 MML/2024-01/02 MML/2024-01/03
MML/2024-01/04A MML/2024-01/05 MML/2024-01/07C MML/2024-01/08 MML/2024-01/09A
MML/2024-01/10 - MML/2024-01/11

1.0 Policies

SP2 Settlement Hierarchy and Spatial Distrib

SP5 Countryside and Green Belt

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T1 Assessment of transport matters

T2 Parking

SECN12 Achieving well-designed places

SECN13 Protecting Green Belt Land

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 24/02737/FPH - Part two storey and part first floor front extension and single storey rear extension. Insertion of ground floor front window following removal of existing garage doors to facilitate conversion of garage into living room. Erection of detached double garage and installation of front hardstanding. Installation of replacement front entrance gates and 1.8m high wing walls – Conditional Permission
- 2.2 25/00563/NMA - Addition of rear facing first floor windows (as non-material amendment to planning permission 24/02737/FPH granted on 25.02.2025). - Agreed

3.0 **Representations**

- 3.1 **Neighbour Representations** – None received.
- 3.2 **Highways** – Does not wish to restrict grant of permission.
- 3.3 **Ecology** – No Objection. References previous set of comments.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Ravensburgh comprises a two-storey detached dwelling off Barton Road, Hexton. The site is washed over by the Green Belt.

4.2 **Proposal**

- 4.2.1 Part two storey and part first floor front extension and single storey rear extension. Insertion of dormer windows to front; rear and side roofslopes. Insertion of ground floor front window following removal of existing garage doors to facilitate conversion of garage into living room. Erection of detached double garage and installation of front hardstanding. Installation of replacement front entrance gates and 1.8m high wing walls (as a variation of planning permission 24/02737/FPH granted 25.02.2025).

4.3 **Key Issues**

- 4.3.1 Principle: Previous determinations concluded that the development in the Green Belt was not disproportionate and was therefore not inappropriate in the Green Belt. The proposal would seek to enlarge the bulk of the dwelling by introducing dormer windows but would not be enlarging the floor space significantly. Given the modest increase in built bulk, I do not consider that the amended scheme would comprise disproportionate additions over and above the original dwelling. Policy SP5 of the Local Plan and Section 13 of the NPPF would be complied with.
- 4.3.2 Design: The proposed built form and materials would replicate the extant scheme but would feature dormer windows. I consider the dormer windows would be acceptable in

appearance with 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 Impact on the street scene/Conservation Area: The dwelling is set behind a treeline to the principal boundary of the site, and is set back from the road edge. The previous determination concluded that visual impacts of the development would be acceptable. The built form and appearance of the dormer windows would be traditional in appearance and would not crowd the roof slope. I therefore consider that they would be acceptable in terms of their visual relationship with the street scene, the public realm and the surrounding Conservation Area.
- 4.3.4 Impact on neighbours: None. The previous determination concluded that the development would hold an acceptable relationship with the neighbouring property, given the separation distance and the sitting of the development within the plot in relation to this dwelling. The proposed dormer windows would marginally enlarge the built bulk of the dwelling, but would be set against the existing built envelope of the dwelling and would therefore not result in unacceptable losses of light or give rise to dominance that would 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. No neighbour objections were received.
- 4.3.5 Parking: No loss of parking on-site. Complies with T2 of the Local Plan.
- 4.3.6 Highways: No Objection from highways consultation due to lack of change in access arrangements over the extant scheme, which was previously concluded as being acceptable. A condition attached to the previous permission has been carried over given that the scheme for the gates remains consistent between the two applications.
- 4.3.6 BNG: Exempt from BNG requirements. Informative recommended by Ecology related to the works to trees to the front of site.
- 4.3.7 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.

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.

4. Prior to the first occupation of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 6.0 metres from the edge of the highway.

Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened and/or closed in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018) and P&MPDG Part 4 Chapter 18 (18.1)

5. The methods for mitigating impacts to the retained trees as discussed in the reported prepared by John Cromar's Arboricultural Company Limited and numbered S1489-J1-R2 shall be implemented on site during the construction phase of the development hereby approved.

Reason: In the interest of preserving the visual amenity of trees within the site, to comply with policy D1 and NE4 of the Local Plan 2011-2031.

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.

Informative/s:

1. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure, or kill bats; damage or destroy a breeding or resting place; obstruct access to their resting or sheltering places; intentionally or recklessly disturb a bat while it's in a structure or place of shelter or protection. Planning consent for a development does not provide a defence against prosecution under these acts. It is the legal responsibility of the contractor to check for bats, should bats be found at any stages of the development or tree works, then all works should cease, and Natural England should be contacted for advice.

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