

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00580/FPH	Single storey rear extension with parapet wall and erection of low wall, steps and patio area in rear garden.	Maple Wood House 44 Fulling Mill Lane Codicote Welwyn Hertfordshire AL6 9NP

Submitted Plan Nos

HET 1817 - 01 Rev A HET 1817 - 02 Rev A - Location, Block and proposed elevations

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places

2.0 **Site History**

- 2.1 14/00425/1NMA - Increase width of central front dormer window and increase ridge height of main roof (Non-material amendment to 13/02751/1 granted 08.01.2014)
- 2.2 13/02751/1 - Replacement two storey four bedroom dwelling and single detached garage following demolition of existing dwelling. New vehicle crossover. (Amended plans received 05/12/13).

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **NHC Ecology** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached ½ storey dwelling on the west side of Fulling Mill Lane. The dwelling is outside the settlement boundary for Codicote and sits within the Green Belt. The ground levels increase to the rear of the property.

4.2 **Proposal**

- 4.2.1 Single storey rear extension with parapet wall and erection of low wall, steps and patio area in rear garden.
- 4.2.2 The proposed extension would be 5.35m deep, 5.2m wide with a flat roof at the height of 3.1m.
- 4.2.3 The proposal seeks to extend their patio area which sits below the ground level of the rear garden and extend the existing wall between the two.

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 Green Belt.
 - 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.

Principle

- 4.3.2 The site is located in the Green Belt. Policy SP5 of the Local Plan states that the Council will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated.
- 4.3.3 Policy SP5 refers to the 2024 National Planning Policy Framework (NPPF) which sets out exceptions to inappropriate development in the Green Belt. Part c) of 154 states *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*
- 4.3.4 The proposed extension would constitute a moderate extension to the dwelling, however given the size of the existing dwellings and the plot, I do not consider this extension to be a disproportionate addition. The extension would be single storey with a modest eaves' height with a sympathetic material. The floor space gain would equate to approximately 15%. In my view, the proposal would not harm the character, appearance or openness of the Green Belt.

- 4.3.5 Given the above considerations it is my view that the proposed development would be compliant with the national and local planning policy regarding development in the Green Belt.

Design

- 4.3.6 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to the sites local context and create or enhance the public realm. This is echoed in Section 12 of the NPPF, where paragraph 130 states that developments should function well and add to the overall quality of the area and be sympathetic to local character.
- 4.3.7 The proposed extension is sited to the rear of the property and would not be visible from the public realm. The proposed materials and scale would be sympathetic to the existing dwelling and would not result in an adverse effect on the character of the dwelling as seen from the public realm.
- 4.3.8 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.9 The proposed rear extension would be set off the boundary with no.42 by approximately 3.3m and would be set away from the dwelling by 11m. The boundary benefits from a hedgerow and fence which provides screening. No side windows are proposed. I therefore do not consider that the proposal would harm neighbouring amenity.
- 4.3.10 The patio extension sits below the ground level of the rear garden and therefore would not provide any overlooking of neighbouring amenity.
- 4.3.11 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.
- 4.3.12 This development is therefore considered in accordance with Section 12 of the NPPF.

Environmental Implications

- 4.3.13 The proposed development would be consistent with the criteria set out in Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Parking

- 4.3.14 The proposal would not affect the existing parking provision which currently satisfies policy T2 of the Local Plan.

Biodiversity Net Gain:

4.3.15 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.

4.4 **Conclusion**

4.4.1 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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: 23 May 2025	