

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02829/FPH	Part two storey, part single storey rear/side extension. Render existing external brickwork.	4 Kingswoodbury Farm Clothall Road Clothall Hertfordshire SG7 6RW

Submitted Plan Nos

2409:01A 2409.02A 2409:03 2409:04 2409:05 2409:06 2409:07 2409:08 2409:09

SP5	Countryside and Green Belt
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Clothall with Luffenhall Parish Meeting** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached two-storey dwelling on a sizable plot, located in an isolated position in Kingswoodbury Farm, Clothall. The property has fallen into disrepair over the years and is currently not habitable. The site is within the Green Belt.

4.2 **Proposal**

4.2.1 Planning Permission is sought for a part two storey, part single storey rear/side extension. Render existing external brickwork.

4.3 **Key Issues**

- 4.3.1 **Principle:** The site is within the Green Belt, such that Policy SP5 of the Local Plan and Section 13 of the NPPF are relevant. The proposal seeks to erect a part two storey, part single storey rear and side extension and render to the external elevations, in order to bring this currently disused and poor quality property back into use as a dwelling. Therefore, under paragraph 154 of the NPPF, it is considered that the proposal constitutes *c) 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*. The property as it stands today used to be a pair of cottages, but they were joined up to make one large dwelling, when this occurred is unclear based on the planning history. In any case, the dwelling is large as existing and the proposed extensions at two/single storey are considered to be relatively proportionate additions, matching the eaves and ridge heights and set in the middle of the rear elevations with matching materials. For this reason, the scheme is not considered to be a disproportionate addition, in line with paragraph 154c) of the NPPF. As such, the proposal is considered to not be inappropriate development in the Green Belt.
- 4.3.2 **Design:** The proposal is for a part two storey, part single storey rear/side extension, and render to existing external brickwork. The extension would match the ridge and eaves of the host dwelling and be a natural addition to this property, whilst also utilising sympathetic external materials which are acceptable. This property is positioned in an isolated location such that it is not visible from any wider viewpoints. It is considered that the extent of new built form is modest and acceptable, and the materials would match and be sympathetic to the existing dwelling. There would be no impact upon the character and appearance of the dwelling as seen from the street scene and wider area. The proposal would comply with Policy D1 and D2 of the Local Plan.
- 4.3.3 **Impact on neighbours:** The site is very isolated from any neighbouring properties and is screened by dense landscaping, such that there would be no material impact on the amenities of neighbouring dwellings. The proposal complies with Policy D3 of the Local Plan.
- 4.3.4 **BNG:** Exempt from BNG requirements.
- 4.3.5 **Access/Parking:** The site has an existing access and ample space for parking, including a garage which will need to be replaced but isn't proposed to be under this application.

4.4 **Conclusion**

- 4.4.1 The development would be in accordance with the relevant local and national planning policies.

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 development hereby permitted shall only be finished in the materials as stated on the application form and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in-keeping with the host property and 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: 22 December 2025	