

North Hertfordshire District Council
Planning Department
Sent via Planning Portal

27th March 2025

Proposed development: Single storey side extension, following demolition of detached garage. Relocation of existing car port, as store with garage doors and attached shed

Site: The Willows, Roe Green, Sandon, Herts SG9 0QE

Dear Sir / Madam,

An application for householder planning permission is hereby submitted via the Planning Portal for the above development.

The application comprises of the following documents:

- Application Form
- P1 - Existing plan and elevations - Car port
- P2 - Proposed plan and elevations - Store
- P3 - Proposed plan and elevations - Extension
- P4 - Existing site plan
- P5 - Proposed site plan
- P6 - Existing plan and elevations - Garage

The site comprises a detached, four bedroomed dwelling, set well back from the road through Roe Green and benefits from a private track to its frontage, with a detached garage and detached two bay car port. The site is within the Roe Green Conservation Area and is not listed. Neighbouring residential properties consist of Ivy Cottage situated to the north-west, and The Anchor to the south-east.

Director: James E Gran BA (Hons) MA MRTPI

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It has recently been established that the existing detached double car port is actually situated slightly outside of the official land registry plot for the property on Common Land. The car port was erected by the previous owner many years ago.

The last permission was for conversion of this car port with small extension, to provide ancillary annexe accommodation for the dwelling, with home office space and storage space. This was together with a side extension to the dwelling to provide a garage, following demolition of the existing detached garage.

In order to correct the current incorrectly located car port building, the proposal is to relocate and re-build the existing building forward into the site, add garage doors to create household storage space, with a similar small extension to provide shed storage. In addition, instead of the detached annexe, it is proposed to provide additional living accommodation as side extension, as slightly lesser footprint than the previously granted attached garage, to replace the existing detached garage.

This would also follow the actual boundary line with the Common Land, slightly tapered in from the previous permission. The height would be greater in order to achieve an attractive pitch and for the roof tiles pitch. Conservation rooflights are proposed to front and rear, to be vaulted ceiling or part loft storage.

The side extension would attach to the recently part re-built left hand side of the dwelling. This will replace the existing garage which is currently set forward of the dwelling and is of a poor quality for the Conservation Area, being of a pre-fabricated structure and appearance. Matching materials are proposed to the existing building for black cladding, with a matching brick plinth and matching tiles.

The size, form and design of the resulting buildings, is considered to have no adverse impact upon the character and appearance of the Conservation Area or Rural Area, in

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accordance with the Local Plan and Section 16 of the NPPF. The scheme is very similar to the last permission but with the uses effectively swapped around and to deal with the current car port siting partly on the Common Land.

In regard to any impact upon the living conditions of nearby occupiers, the closest property is The Anchor but would not be affected in any way, due to the distance and with their ancillary building in between. It is therefore considered that no harm would result from any loss of light, privacy or dominance for neighbouring occupiers.

Moreover, ample garden area would remain for the enjoyment of the occupiers around the building on this generous plot. Several parking spaces are retained to the crescent drive frontage, with no need for additional garage parking.

Overall, the application is considered to be of high-quality design and materials, with a size and form suitable for the location and context, enhancing the visual amenity of the street scene within Roe Green, from the replacement of the unsympathetic garage, together a hierarchy of ridge heights from the existing dwelling, the side extension and the relocated car port structure.

The proposal is in accordance with the Local Plan policies and with Sections 12 and 16 of the National Planning Policy Framework. As such, the proposal is acceptable for the grant of planning permission accordingly. Please contact me should you require any further information.

Yours sincerely,

James Gran

Director

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