

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00829/FPH	Part two, part single storey rear and side extension and erection of front porch following demolition of existing side porch and detached garage (as amended by plans received 18th June 2025).	4 The Grange Police Row Therfield Royston Hertfordshire SG8 9QG

Submitted Plan Nos

605-001A 605-002 605-010-C 605-011-B

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places

2.0 **Planning History**

- 2.1 **21/03235/FPH** - Provision of vehicular access to property across common land via vehicle crossover to Police Row.

Conditional Permission

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – None received.
- 3.2 **Therfield Parish Council** – None received.
- 3.3 **Conservators of Therfield Heath and Greens** – Neutral and request that a planning condition be added to protect the common land in front of the site.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached property occupying a spacious plot on the west side of Police Row, Therfield. The property is set back from the highway and benefits from a front driveway/access and large rear/side gardens.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a part two, part single storey rear and side extension and erection of front porch following demolition of existing side porch and detached garage (as amended by plans received 18th June 2025).

4.3 **Key Issues**

- 4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposal seeks to erect a part two, part single storey rear and side extension and a front porch. The proposed side element would extend approx. 3.2m wide, with a half-hipped roof measuring approx. 5.0m to eaves and meeting the host properties main ridge line. The side element would extend rearward by approx. 11.9m to the proposed two-storey rear extension, which would maintain the eave and ridge heights and comprise a hipped roof on the rear elevation. The two-storey side/rear extensions would see a crown roof given the width of the two-storey rear projection at approx. 7.2m. The scheme would also incorporate a single-storey rear extension off the back of the two-storey rear element, measuring approx. 3.7m deep, 4.0m wide and 3.5m in height. The existing single-storey rear element on the boundary with No.3 will be rebuilt and extended to match the depth of the two-storey element. Lastly, the scheme would incorporate a modest pitched roof front porch, measuring approx. 2.2m deep, 3.3m wide and 3.6m to ridge. The extensions will be finished in white render, plain tiles and white uPVC windows and doors.
- 4.3.4 It is considered that the design of the proposal is acceptable in planning terms. In terms of the side element, the attached neighbour at No.3 has already had a two-storeys side extension with a hipped side roof, which is similar in form and proportion to the current proposal. Therefore, the side extension will balance the pair of semi-detached properties once again, which will be a positive impact on the character and appearance of the area. Moreover, given the half-hipped roof form and matching eave/ridge heights, the side element will be sympathetic to the host property. The proposed two-storey rear element is a sizable addition to this property, given its depth and width. However, this scheme has been reduced in depth so as to match the depth of the attached neighbours two-storey rear element and there are a number of properties on this part of Police Row that have undertaken similar sized rear extensions, including the attached neighbour at No.3 and the properties further north. Moreover, as this property is essentially the last one on this row, it benefits from a larger plot than its neighbours, meaning it can sustain an extension of this scale, even with the crown roof form that will not be visible from the street scene at all, without being overly contrived. The two-storey element is set away from the shared boundary with No.3, which is good design generally, and the hipped

rear/side roof forms will ensure an element of subordination. The proposed single storey rear extension, rebuild of the existing single-storey element to match the depth of the two-storey element and the proposed front porch, are modest additions and acceptable. The proposed materials are considered acceptable as they will be of high quality and match the host property.

- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The property benefits from two immediate neighbours, the attached neighbour at No.3 The Grange and No.5 Hoops Lane, a detached neighbour with a perpendicular relationship with the host dwelling. In terms of No.3, the proposal has been amended through negotiations with the agent/application to omit the proposed balcony area, due to concerns regarding overlooking/loss of privacy, and reduce the depth of the two-storey rear element by 1.3m to that it is no deeper than No.3s two-storey rear extension, due to concerns regarding the overbearing impact of the scheme. These amendments are considered positive and seek to protect mutual amenity and on this basis, it is considered that the proposal will not result in any material harm to the amenities of this neighbour, in respect of overdominance, loss of privacy and loss of daylight/sunlight. In terms of No.5 Hoops Lane, this property is a significant distance from the host property and is screened by a mature boundary tree/hedge line. Therefore, it is unlikely that the development will result in adverse harm to the amenity of this neighbouring property.
- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Parking

- 4.3.9 The existing property has two parking spaces and the proposal will increase this number to four, which requires 2 off street parking spaces as per Policy T2 of the Local Plan. The property has a sizable parking area which exceeds this requirement, such that there are no objections in this regard in line with Policy T2 of the Local Plan.

Biodiversity Net Gain

- 4.3.10 The proposal is exempt from the mandatory 10% BNG.

Other Matters

- 4.3.11 The Therfield Conservators have requested the imposition of a planning condition, which has seemingly been put on a historic application in Therfield from 2009. The requested reworded condition reads as follows:

No materials, debris, pollutants, vehicles or machinery associated with this development site shall be stored or used within or leached into the Common Land at this development site.

The rationale for this condition is that the driveway-easement is for access/exit only and so it is important that materials, machines etc are stored and kept on the property only (4 The Grange) and not on the Common Land. This will also ensure that there is no breach of the byelaws which operate across all of our Common Land holding including this green in Therfield. Whilst a similar condition has been put on an application from 2009, this condition is not considered reasonable or necessary because the common land is outside of the red line and is protected from being used for materials/machinery storage by a separate legal agreement, as expressed above by the Conservators who say using the land for this purpose would breach the byelaws. It is therefore not for the LPA to enforce against should this take place, as it is not a breach of planning control.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

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.

3. The extensions 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. The windows at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 18 June 2025	