

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01427/FP	Single storey side extension.	Site Of Former Offley Stores Luton Road Offley Hertfordshire

Submitted Plan Nos

PA-01 PA-02 PA-03

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 19/00907/FP - Demolition of existing buildings on site, replacement of existing shop and flat with new shop two-bedroom flat. Additional residential development comprising of erecting 2no. two-bedroom houses and 2no. three-bedroom houses, with all associated landscaping, parking and ancillary works. – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises the retail unit at the Former Offley Stores sit, adjacent to Luton Road, Offley.

4.2 **Proposal**

- 4.2.1 Single storey side extension.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The principle of the development.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The standard of amenity afforded to future occupiers.
- 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 of Development:

4.3.2 The site is within the settlement boundary of Offley, a Category A village. Policy SP2 advises that 'general development' will be permitted where they are sited within the defined settlement boundary of Category A Villages. Given that the site is within the settlement boundary, the proposed development would comply with Policy SP2.

Design and Appearance:

4.3.3 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.4 The proposed development seeks to erect a single storey flat-roofed extension to the main shop building. The existing building features a gable, mono pitched roofs and pitched roofs. The principal elevation features a double door, together with large window openings at ground floor level. The extension would be within the main service yard, and would therefore be obscured from view from the public realm, with views only being gained over the side fences. The service yard would provide the ability to deliver goods into the unit. Materials of construction are proposed to be brickwork and fenestration to match the existing building. The eaves would match the host building, however, the proposed flat roof material would be a flat roof using a rubber material. Overall, the materials of construction are considered to be acceptable, and the appearance, layout and scale of the extensions are considered to be acceptable.

4.3.5 The proposed development is therefore considered to be in compliance with Policy D1 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.6 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the

use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

- 4.3.7 The application site is neighboured to the north/west by a line of terraced dwellings, and to the north dwellings associated with the barn style scheme off Luton Road. The closest point comprises garaging. It is considered that the single storey height of the structure, and its location in relation to these nearby buildings would overcome any concerns with regards dominance or losses of light.
- 4.3.8 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Impact on Highway Network and Parking Levels:

- 4.3.10 The proposed development would not reduce the parking levels serving the retail unit. It is also unlikely to result in an intensification of the use to require the provision of additional parking.
- 4.3.11 I do not consider that the development is likely to result in harm to local parking levels and would be unlikely to impact upon the safe operation of the highway locally. The development would therefore comply with Policies T1 and T2 of the Local Plan 2011-2031.

4.4 Conclusion and Planning Balance

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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
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Date: 13 July 2026	
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