

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02224/FPH	Detached quadruple garage/carport following demolition of existing garage/carport	Beech House Stevenage Road Redcoats Green Little Wymondley Hitchin Hertfordshire SG4 7JR

Submitted Plan Nos

25-01-03 25-01-01 25-01-02

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 Relevant Site History

- 2.1 16/01470/1LB - Widen existing internal opening between kitchen and dining room (as amended by drawing no. 2016/30/01 Rev A received by email dated 04/08/2016)

Refused

- | | | |
|-----|---|-------------------------------|
| 2.2 | 13/00976/1HH - Rear orangery conservatory (as amended by plan 4999/P02revA received 27/06/2013) | Conditional Permission |
| 2.3 | 13/00977/1LB - Rear orangery conservatory (as amended by plan 4999/P02revA received 27/06/2013) | Conditional Consent |
| 2.4 | 12/01790/1HH - Rear hardwood glazed infill extension | Refused |
| 2.5 | 12/01791/1LB - Rear hardwood glazed infill extension | Refused |
| 2.6 | 03/01912/1HH - Single storey rear extension, rear glazed courtyard area, rear entrance canopy and new slated pitched roof | Conditional Permission |
| 2.7 | 03/01913/1LB - LBC: single storey rear extension, rear glazed courtyard area, rear entrance canopy, new slated pitched roof and internal alterations. | Conditional Consent |
| 2.8 | 76/01291/1 - Two single storey extensions to dwelling and erection of two stall stable block | Conditional Permission |

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received
- 3.2 **Conservation Officer** – Proposal is unobjectionable
- 3.3 **Wymondley Parish Council** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises Beech House, a detached residential dwelling. The main building is Grade II listed, and its list entry reads as follows:

House. Circa 1818, matching E extension 1938. Stucco on brick, lined as ashlar. Hipped steep slate roof. Formerly symmetrical 2-storeys, 3 windows wide house facing S with central entrance, and uniform one-window 2-storeys E extension. Recessed sash windows with 6/6 panes and margin lights. Rusticated vermiculated keystones over front openings. Round headed doorway in 2 orders with radial fanlight; and 6-panels moulded door with fielded panels. Chamfered plinth painted black and wide painted soffit to eaves overhang. Square buff terracotta chimney pots to end-wall chimneys. Window over door narrow to suit width of doorway. (inf Mr. Farris).

4.2 **Proposal**

- 4.2.1 Detached quadruple garage/carport following demolition of existing garage/carport.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- The principle of the development in the Green Belt.
- The character and appearance of the development.
- The acceptability of the proposed landscaping scheme.
- Impacts upon neighbour amenity.
- The standard of amenity afforded to future occupiers.
- The requirement for biodiversity.

Principle – Green Belt

4.3.2 The application site is situated within the Green Belt and is outside of the boundary of Little Wymondley. Therefore, the provisions of Section 13 of the NPPF are of relevance. This advises that significant weight should be given to harm to the Green Belt.

4.3.3 Paragraph 154 sets out exceptions for development in the Green Belt. I consider that exception c) is of relevance:

“Development in the Green Belt is inappropriate unless one of the following exceptions applies:

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;”

4.3.4 Given the proximity of the building to the main dwelling, and its siting within the curtilage, I consider that the replacement building would comprise an extension to the main dwelling and would therefore fall under this exception.

4.3.5 The proposal would replace an existing structure in the same footprint. It is unclear what the original structure is/was, however, given the very modest enlargement over existing, and the large site, I do not consider that the works would be disproportionate to the original structure. Therefore, the development would comply with the provisions of Section 13 of the NPPF and Policy SP5 of the Local Plan 2011-2031.

Design and Appearance:

4.3.6 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.7 The existing building comprises a single storey, flat roofed structure with a pitched roof and a 1.5 storey section that appears to have previously been used to store a horse box. The remainder of the structure is an open car port. The building is constructed from

timber, chip board and what appears to be corrugated metal or asbestos to the roof. A retaining wall is to the rear, painted in white.

- 4.3.8 The proposed replacement building would be a four-bay carport, closed on the west side and open on the east side, constructed from timber, and with a slate dual-pitch, hipped roof. Double doors are proposed to 3 bays, all of which would be side hung, with the east most bay left open. The proposed replacement building would have a width of 12.0m, a depth of 6.1m, an eaves height of 2.5m and a peak height of 3.85m.
- 4.3.9 I consider that the proposed replacement building would enhance the site compared to the existing structure.
- 4.3.10 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Heritage Impact

- 4.3.11 The Conservation Officer's recommendation reads as follows:

*"I find this proposal **UNOBJECTIONABLE** on the basis that the scheme will satisfy the provisions of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031."*

- 4.3.12 As such, the proposed development is considered acceptable and will not occasion harm to the listed building's special character, in accordance with the Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.13 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.14 Given the isolated nature of the site, it is not considered that the proposal would result in unacceptable harm upon neighbour amenity, as to be objectionable, in terms of over dominance, shading, overlooking or noise generation.
- 4.3.15 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.16 The development does not include an increase in the number of bedrooms; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.17 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.18 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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 roof shall be covered with natural slate unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

4. The garage doors shall receive black metal strap hinges unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

5. The garage/carport shall be constructed with an oak frame and curved knee braces unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy HE1 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 3 November 2025	