DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00860/FPH	Two storey side extension	1 Hoo Farm Cottages Codicote Road Whitwell Hitchin Hertfordshire SG4 8AE

Submitted Plan Nos

Location Plan; 0788_P01; 0788_P02.

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 6 – Rural Area beyond the Green Belt
Policy 28 - House Extensions
Policy 30 – Replacement or Extension of Dwellings in the Countryside
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 9 – Protecting Green Belt land

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).**

SP5 – Countryside and Green Belt
D1 - Sustainable Design;
D2 – House extensions, replacement dwellings and outbuildings;
D3 – Protecting living conditions;
T2 – Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public notice/ local residents**
No representations received.

3.2 **St Pauls Walden Parish Council**
No representation received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is on the end of a terrace of four cottages. The properties are quite distinctive and are characterised by their yellow-brick construction, gable projections and their overall symmetry. The properties front the road although they are set back some distance from Codicote Road. The terrace row is served by a private access and parking areas are situated to the rear of the properties.

The site is currently in the Rural Area beyond the Green Belt. The Emerging Local Plan proposed to alter the designation of this land to Green Belt.

4.2 **Proposal**

4.2.1 Two storey side extension. The extension is proposed to extend beyond the flank wall of the host building and would have a similar form to the main house. The front wall of the extension would be set behind the front wall of the main house and would have a height lower than that of the main house. A gable dormer is proposed for the front elevation whilst a through-eaves dormer to match the existing is proposed at the rear.

Facing materials are proposed to match the host dwelling.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The acceptability of the proposed development given its location in the rural area beyond the Green Belt and the proposed change of designation to Green Belt as proposed in the Emerging Local Plan 2011-2031.
--The acceptability of the design of the proposed extension and its resultant impact on the character and appearance of the area.
--The impact the proposed development would have on the living conditions of neighbouring properties.
--The impact that the proposed development would have on car parking in the area.

4.3.2 Rural Area beyond the Green Belt
The principle of an extension to a property in the rural area beyond the green belt is acceptable subject to the proposal having an acceptable relationship with the host dwelling in terms of its size and design. This issue is considered below.

4.3.3 Policy 28 & 30 - Design and appearance
Policy 28 suggests that house extensions are generally acceptable providing they are *"...sympathetic to the existing house in height, form, proportions, window details and materials..."* and *"...pitched roofs are used where appropriate..."*

Policy 30 suggests that *"For existing dwellings anywhere in the countryside outside excluded or selected villages, the Council will normally refuse proposals for their replacement or extension if a materially greater impact would result. A landscaping scheme related to the surrounding will be expected. Also extensions will normally be refused if they result in a size, scale and design out of keeping with the original building and give the effect of a new dwelling."*

I am of the view that Policies 28 and 30 have broadly the same aims and that, in essence, for a scheme to compliant with Policy 28, it must also be compliant with Policy 30 and vice-versa.

The proposed extension is a fairly significant proposal and would somewhat alter the appearance of the terrace row, particularly as no.1 is on the most prominent end. However, the extension has an acceptable design and I consider it would have an acceptable relationship with the host building. Moreover, the extension has been designed to have a degree of subservience with the host dwelling and it is my view that the proposal would not give the appearance of a new dwelling.

The proposed development would be compliant with the relevant local and national planning policy as it relates to house extensions and design.

4.3.4 Impact on neighbouring properties

The proposed extension would be set away from the nearest neighbouring properties and would therefore not result in any harm to the living conditions of neighbouring properties.

4.3.5 Car parking

The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.3.6 Emerging Plan

The site is proposed to be inserted into the Green Belt as part of the North Herts Emerging Local Plan 2011-2031. However, as the Council is currently waiting for the Inspector's report following the Examination in Public (EiP), I feel that only limited weight should be attributed to this potential change as we are currently unaware what modifications the Inspector may seek. In any case, were the site in the Green Belt, I consider that the proposed extension would not be a disproportionate addition and is therefore not inappropriate development. The proposed development would thus be compliant with Green Belt policy.

4.4 **Conclusion**

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

5.0 **Recommendation**

5.1 That planning permission is **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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 May 2018	