

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00889/FPH	Erection of detached garage and single storey rear extension following demolition of existing outbuilding. Front porch with roof to extend over existing attached garage and replace existing front garage door with windows to facilitate garage conversion. Replace existing first floor side balcony with glazed infill and replace existing No.2 rear dormer windows with No.1 box dormer. Installation of external cladding and alterations to fenestration. (as a variation of planning permission 24/02383/FPH granted 13.01.2025)	Woodcroft Picknag Road Barley Royston Hertfordshire SG8 8HP

Submitted Plan Nos

1546-G2-P001.A - 1546-G2-P002 1546-G2-P003 1546-G2-P004 - 1546-G2-P005 1546-G2-P006.A
 1546-G2-P007.A 1546-G2-P008.B 1546-G2-P009.B 1546-G2-P010.A - 1546-G2-P011.B 1546-G2-P012.B
 1546-G2-P013.B

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework 2024 (NPPF)

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 North Hertfordshire Local Plan 2011-2031 (NHLP)

Strategic Policies

Policy SP1 – Sustainable development in North Hertfordshire

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House Extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

2.0 Relevant Site History

2.1 77/00308/1 - Single storey extension at rear of garage and car port. Conditional Permission.

2.2 85/00514/1 - Erection of single storey side and rear extension incorporating existing garage and car port and replacement front entrance porch. Conditional Permission.

2.3 01/01632/1HH - First floor side and rear extension incorporating a balcony and external staircase. Addition of two dormers to rear roof slope (As amended and amplified by plan and photographs received 17th June 2002). Conditional Permission.

- 2.4 24/02383/FPH - Erection of detached garage and single storey rear extension following demolition of existing outbuilding. Front porch with roof to extend over existing attached garage and replace existing front garage door with windows to facilitate garage conversion. Replace existing first floor side balcony with glazed infill and replace existing No.2 rear dormer windows with No.1 box dormer. Installation of external cladding and alterations to fenestration (as amended by plans received on 17/12/2024). Conditional Permission.
- 2.5 25/00572/NMA - Garage positioning amended (as non-material amendment to planning permission 24/02383/FPH granted on 13.01.2025). Withdrawn.

3.0 **Representations**

- 3.1 **Press, Site and Neighbour Consultation** – One objection has been received from no.1 Picknag Road and raises the following concern:

- ☐ Loss of views and daylight as a result of the proposed single storey rear extension.

- 3.2 **Barley Parish Council** – No objection in principal but note the front boundary hedge has been removed and replaced with Leylandi.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Woodcroft is a large, two-storey detached residential dwelling with detached garage situated on east side of Picknag Road and within the Barley Conservation Area.
- 4.1.2 There are various design types to properties in the area, those to the north being two-storey with the neighbouring property to the south being single-storey. The application site has a relatively modern construction. Immediately opposite the application site is a two-storey brick built dwelling whilst properties either side of this are finished with a mix of timber white painted cladding/render finish.
- 4.1.3 The application site is within the settlement limit for the village of Barley where development is generally acceptable subject to planning policy.

4.2 **Proposal**

- 4.2.1 Erection of detached garage and single storey rear extension following demolition of existing outbuilding. Front porch with roof to extend over existing attached garage and replace existing front garage door with windows to facilitate garage conversion. Replace existing first floor side balcony with glazed infill and replace existing No.2 rear dormer windows with No.1 box dormer. Installation of external cladding and alterations to fenestration.
- 4.2.2 The application has been resubmitted due to the repositioning of a detached garage which would be forward of the principal elevation of the dwelling.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the Conservation Area.
- 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.

Design

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The proposal would see a reconfiguration of the existing internal layout with the existing garage being incorporated into the main dwelling and the introduction of a window to form additional living accommodation. Proposed changes to the front entrance porch would include timber posts and a pitched roof which would extend in a mono-pitch form up to the north side flank elevation of the dwelling. To the rear of the dwelling, a single storey extension is proposed in place of an existing attached outbuilding. The proposed extension would extend up to the rear party boundary and have a flat roof to a height of 2.4m and a width of 3.6m, an increase of 1.0m in width to that of the existing outbuilding and a slight reduction in height. To the rear two existing single box dormer windows would be replaced with a single larger box dormer window. To the south side elevation, the existing first floor side balcony would be replaced with a glazed infill. Also, to the same south side elevation a proposed timber gateway providing access to the rear would link the dwelling with a detached garage. The garage would have a pitched roof form with a width of 5.8m and length of 6.2m and set at a slight angle to the dwelling, and in part, forward of the principal elevation of the dwelling. Openings to the proposed rear single storey extension would comprise of a set of bi-folding doors and a single doorway to the south elevation. In addition to the main garage door a single doorway is proposed to the rear garden. Other changes are proposed to the fenestration of the dwelling, these include changes to existing openings and glazing design with replacement of doors and window frames with a pebble grey (beige) to the front elevation and anthracite to the rear elevation. Beige is considered to reflect the appearance of the dwelling on the opposite side of Picknag Road known as ‘Spindrift’. Materials would comprise of roof tiles to match those of the existing dwelling with facing materials to include cream cladding to part of the ground floor front elevation and to all elevations at first floor level. There is no detail as to the type of cladding and being in the Conservation Area it would need to be timber or a good resemblance to timber.

4.3.4 In design terms the proposed extensions and alterations are sympathetic to the existing dwelling and acceptable, the large plot and set back distance of the dwelling and garage

from the highway would not result in harm to the streetscene and is in line with both national and local planning policy.

- 4.3.5 I am satisfied that the scale and design of development is acceptable and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.6 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.7 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.8 The proposed development would not have any significant impact on the character and appearance of the conservation area. The proposed design and materials are considered sympathetic to the locality and to the conservation area and there would not be any harm to the heritage significance of the conservation area.
- 4.3.9 I am satisfied that the development is acceptable and in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Loss of Trees

- 4.3.10 The application form indicates that the erection of a detached garage may involve the felling or pruning of an Apple tree. From the drawings submitted (1546-G2-P011 Existing and Proposed 3D Views 1) it would appear that the erection of a garage would likely result in the loss of the tree. All trees are valuable in their own right and contribute in terms of amenity value to the character and appearance of the Barley Conservation Area. However, the tree is not considered to be of such importance that would warrant further protection by way of a Tree Preservation Order.
- 4.3.11 Barley Parish Council have expressed concern as to the removal of a native hedgerow to the front boundary of the property and that this has been replaced with Leylandi. In my view, there would not be sufficient justification to require the native hedgerow to remain.

Impact on Neighbouring Properties:

- 4.3.11 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.
- 4.3.12 The rear single storey extension would extend along the entire length of the party boundary with no.1 Picknag Road, the extension would have a lower roof height than

the existing outbuilding and is not considered to impact on natural light to the neighbouring property to any significant extent and is acceptable.

- 4.3.13 The enlargement of the rear box dormer would be screened by part of the existing dwelling with no overlooking. The proposed glazed infill to the existing first floor side balcony would result in a larger glazed area which faces southwards; however, this is considered to have less of an impact on the neighbouring property to the south known as 'Shalimar' than the existing balcony where there would be an element of noise associated with the use of the outdoor space. 'Shalimar' has a footprint forward of 'Woodcroft' and is positioned at a slight angle and so I am satisfied that any overlooking towards this dwelling would be limited and acceptable.

Highways and Parking:

- 4.3.14 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Environmental Implications:

- 4.3.15 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.16 The proposed development, 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 and Policy D1.

Biodiversity Net Gain (BNG)

- 4.3.17 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance Policies SP1, SP9, SP13, D1, D2, D3 and HE1 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2024.

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 cladding to the external elevations (dwelling and garage only) of the development hereby permitted shall be constructed using horizontal timber boarding and have a painted cream colour finish.

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 D1 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 20 May 2025	