

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02842/FPH	Single storey side extension including solar panels on proposed front roof slope following demolition of garage. Front porch canopy	Frogmore Bottom Cottages Frogmore Bottom Road Kings Walden Hitchin Hertfordshire SG4 8NN

Submitted Plan Nos

6162-OS-1 6162-ORD-2A 6162-E01 6162-P103A

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN13	Protecting Green Belt Land

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 Neighbour Representations – None received.

3.2 Parish Council – No Comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Frogmore Bottom Cottages is located on the corner of Frogmore Bottom Road and Frogmore Bottom. The site is located within the Green Belt.

4.2 **Proposal**

4.2.1 Planning Permission is sought for a single storey side extension including solar panels on proposed front roof slope following demolition of garage and a front porch canopy.

4.3 **Key Issues**

4.3.1 **Principle:** The site is in the Green Belt. The proposal seeks to enlarge the existing structure slightly but the majority of the side extension isn't substantially more than the existing attached

garage to be demolished. I consider that this would not be disproportionate and would comprise an exception under Section 13 of the NPPF. Policy SP5 of the Local Plan would therefore be complied with.

4.3.2 **Design:** The proposed built form and materials would be broadly similar to the existing and would be traditional in appearance, no detrimental impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The works to extend the property are to the side of the dwelling and would therefore be visible from the public realm. Given the modest scale of the enlargement, I do not consider that the extension and other external alterations would be harmful. The appearance of materials of construction would be traditional and would not harm local character. It is therefore considered that there would be no detrimental impact to street scene.

4.3.4 **Impact on neighbours:** None. There are no nearby neighbours and given the outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Noise generation is not considered to arise that would be adverse when compared to the existing arrangement. No neighbour objections received. Complies with Policy D3 of the Local Plan.

4.3.5 **Parking:** Although the garage is to be removed there is ample space for cars on the drive therefore no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change. The proposed solar panels are a welcome addition.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

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.

3. The extension(s) 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.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 December 2025	