

Local Planning Considerations

This proposal has been considered in the context of the North Hertfordshire Local Plan 2011–2031, adopted in November 2022. The Local Plan sets out the strategic framework for development across the district and includes policies relevant to household extensions, design quality, and residential amenity.

Relevant Local Plan Policies

The following policies are most applicable to a modest rear extension to a dwelling:

Policy D1 – Sustainable Design

This policy requires development to be of a high quality, responding positively to the site and its surroundings.

Compliance:

- The extension uses materials that match the existing house.
- The scale is modest and subservient, with a flat roof to reduce visual impact.
- The 1.2m offset from the boundary reduces massing and improves neighbour amenity.
- The proposal includes sustainability measures such as provision for an EV charger.

Policy D2 – House Extensions, Replacement Dwellings and Outbuildings

This policy sets expectations for domestic extensions, including:

- Respecting the character of the original dwelling.
- Avoiding harm to neighbours' privacy, daylight, or outlook.
- Ensuring extensions are subordinate in scale.

Compliance:

- The extension is modest, single-storey, and subordinate to the main house.
- The offset from the boundary reduces overshadowing and overbearing impact.
- The design respects the character of the 1960s semi-detached pair.
- Landscaping will help maintain privacy and soften the visual impact.

Policy D3 – Protecting Living Conditions

This policy requires development to safeguard the living conditions of existing and future occupiers, including privacy, light, noise, and outlook.

Compliance:

- The extension is positioned to minimise impact on neighbours.
- No windows directly overlook neighbouring properties.
- The flat roof reduces overshadowing.
- The proposal improves internal living conditions for the applicants.

Policy SP1 – Sustainable Development in North Hertfordshire

This overarching policy supports development that improves the quality of life for residents and makes efficient use of land.

Compliance:

- The proposal enhances the functionality of the home for a modern family.
- It makes efficient use of the existing plot without altering the street scene.

Conservation Area Status

The property is not located within a conservation area, and no heritage assets are affected. Therefore, no additional heritage policies apply.

Green Belt Considerations

The site is not within the Green Belt, so Green Belt policy restrictions do not apply.