

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02930/FPH	Single storey rear extension linking existing garage to main dwelling with balcony area above following demolition of existing rear element, cladding to front of garage	8 The Stables Pottersheath Welwyn Hertfordshire AL6 9GR

Submitted Plan Nos

8374-P10 8374-P11 8374-P12 8374-P13 8374-P14 8374-P15 8374-P16 8374-P17

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SP5	Countryside and Green Belt
SP9	Design and Sustainability

2.0 **Site History**

- 2.1 24/02827/FPH - Replacement raised roof including hip to gable roof extension; rear rooflights and insertion of side window at second floor level to facilitate loft conversion – Refused 05/02/25 for:
1. The proposal by reason of its design, height and size would not be in keeping with the locality, resulting in harm to the character and appearance of the area. Therefore, the proposal does not comply with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling with a pitched roof. The site is in a new residential development comprised predominantly of detached and semi-detached dwellings. The site is in the Green Belt.

4.2 **Proposal**

- 4.2.1 The proposal is for a single storey rear extension with a flat roof that would be built around an existing rear projection, and would be linked to a detached double garage. Dark timber boarding would be added to the front wall of the garage.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the principle is acceptable, design, and impacts on neighbour amenity.

Principle of Development

- 4.3.2 The site is in the Green Belt in the adopted Local Plan. Whether developments in the Green Belt are acceptable in principle will depend on whether they comply with the NPPF and Policy SP5 of the Local Plan, and if there are any other material considerations relevant.

- 4.3.3 The NPPF in paragraphs 154 and 155 sets out what development is not inappropriate in the Green Belt, with the relevant parts of those paragraphs stating:

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

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 In assessing the proposal against the above criteria, the proposed development is considered to be an extension to the dwelling. The existing dwelling is new and is original.

- 4.3.5 The proposed extension would have a floorspace of approx. 80 m². The floorspace of the original dwelling is approx. 393 m². The proposed extension would enlarge the original building by approx. 20%. The amount of new floorspace is not considered a significant increase, and as the extension would have a flat roof it would not add significant volume and bulk. The new timber cladding to the garage would not be an enlargement and would not be inappropriate development in the Green Belt.

- 4.3.6 The proposed enlargement is not considered to be a disproportionate addition to the original building on its own and cumulatively. The proposal is considered acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Design

- 4.3.7 The proposed extension would be of a small size and scale in relation to the present dwelling. The proposed extension would be considered to be integrated acceptably with the design and character of the dwelling and its single storey rear projection and detached garage.

- 4.3.8 The extension would be substantially obscured in the street scene by the present house and garage, with only a small part of it being visible where it would link with the garage. This part of the extension would be sited behind the main rear wall of the house and would have limited visibility and impacts on the street scene and locality.

- 4.3.9 The proposed dark timber cladding to the front wall of the garage and to the front wall of the side of the extension that would be attached to it is not a material in use on the

exterior of the dwelling. The garage door does however have an appearance that would be similar to the cladding proposed, therefore it's considered that the cladding proposed here will not appear out of character.

4.3.10 This part of the site is also more discrete in the street scene as it's set back from the front elevation of the house, and is near the front gable of No. 9 which is also clad in dark timber. The timber cladding would cover a small area and would have limited visual impacts, and is not considered would be contrary to the planned more uniform character of the wider development. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

4.3.11 Given the size of the existing plot and remaining garden area available, no harm would occur to the occupiers of the resultant dwelling in respect to their amenity and access to private outdoor space.

Neighbour amenity

4.3.12 The proposed extension will have a large depth, however it's not considered that it will harm the amenity of either neighbour as it will be set away substantially from both rear party boundaries, will also be obscured from No. 9 by the detached garage, and will have a flat roof limiting its height and bulk.

4.3.13 The existing first floor balcony will remain at its present size and location, therefore there will not be any additional impacts in this respect. The new cladding will not enlarge the dwelling and will not harm amenity. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

4.4 **Conclusion**

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

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 external bricks of the approved extension shall be of a similar appearance to those of the host dwelling, unless otherwise agreed in writing with the LPA.

Reason: In the interests of character and appearance. To comply with Policy D1 of the Local Plan.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 February 2025	