

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02733/FPH	Single storey rear extension and alterations to existing fenestration following demolition of existing rear extensions.	The Cottage Roxley Court Road Willian Letchworth Garden City Hertfordshire SG6 2AJ

Submitted Plan Nos

Location Plan Blackwood_PP1 Blackwood_PP2 Blackwood_PP3 Blackwood_PP4 Blackwood_PP5 Site Plan

1.0 Policies

SP5	Countryside and Green Belt
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN13	Protecting Green Belt Land

2.0 Site History

- 2.1 01/01556/1 - Erection of new detached garage and re-arrangement of internal driveway. (As amended by plans received on 28 November 2001). – Conditional Permission

3.0 Representations

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Heritage Foundation** – No representation.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site comprises The Cottage, off Roxley Court Road, a residential area in Willian comprising converted stables, a large manor house and grounds. The site is within the Green Belt.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a single storey rear extension and for alterations to existing following the demolition of existing rear extensions.
- 4.2.2 Materials are proposed to be a composite flat roof, hardwood casement windows and a sliding dash window, brickwork to match and painted hardwood doors.

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 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.

Principle of Development - Green Belt:

- 4.3.2 The site is within the Green Belt as allocated within the Local Plan. Paragraph 153 of the NPPF advises that significant weight should be given to any harm to the Green Belt that arises from development unless Very Special Circumstances can be demonstrated to outweigh this harm. Paragraph 154 of the NPPF advises that the erection of new buildings should be regarded as inappropriate development unless the development comprises one of the exceptions listed under this section. Exception c) advises *"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;"*.
- 4.3.3 The site benefits from a detached double garage, approved by a 2001 permission and from another outbuilding, though no site history is present for this structure. The dwelling appears largely unaltered, and therefore, based on the information submitted, it appears that the existing and proposed extensions would comprise approximately a 105% enlargement to the original dwelling, or 29% over existing. There is no set figure for what is or is not disproportionate, however, given the single storey height of enlargements, together with their siting in relation to the dwelling and within a large plot, the development is not considered to be disproportionate.
- 4.3.4 Paragraph 143 of the NPPF states the five purposes of the Green Belt. In my opinion, the proposed development does not contradict with any of the five purposes. Given the above, the proposal is not inappropriate development in accordance with Section 13 of the NPPF and is therefore compliant with Policy SP5 of the Local Plan.

Design and Appearance:

- 4.3.5 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or

replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

- 4.3.6 The site is in an isolated location, with views being gained from no public vantage points. Modest views are gained from first floor windows serving the neighbouring property, though these are limited. The proposal seeks to erect a large single storey orangery. Given its traditional appearance, materials of construction and its siting, I consider that it would be acceptable on balance.
- 4.3.7 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.8 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.9 The single storey height of the structure, together with its position behind the existing garage and the presence of a large hedge to this neighbouring boundary is considered to mitigate amenity harm for neighbours and members of the public. No neighbour objections were received.
- 4.3.10 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.11 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.12 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Biodiversity Net Gain:

- 4.3.13 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 is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 24 January 2025	