

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02203/FPH	Erection of side elevation conservatory (as amended by plans received on 10/12/2024).	Kyrenia Maiden Street Weston Hitchin Hertfordshire SG4 7AA

Submitted Plan Nos

Location Plan Drawing 1 Rev 0 Drawing 2 Rev 0 Drawing 3 Rev 1 Drawing 4 Rev 1 Drawing 5 Rev 0
Drawing 6 Rev 0

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework 2023 (NPPF)

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful 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

1.3 Supplementary Planning Document

North Herts Design Guide 2011.

2.0 Relevant Site History

- 2.1 Planning permission was refused under 20/00790/FP for the erection of one 2-bed bungalow including parking, landscaping and amenity space but was allowed on appeal under APP/X1925/W/20/3261445 dated 09 February 2021. PD rights were not removed. At the time of the appeal the application site was within the Green Belt but since the adoption of the current local plan on 08 November 2022, this constraint no longer applies.

3.0 Representations

3.1 **Press, Site and Neighbour Consultation** – None received.

3.2 **Weston Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Kyrenia comprises of a single storey bungalow with gardens to front, side and rear. The front area is part laid to hardstanding and provides for the parking of vehicles with the side and rear being garden land. The location of the property means that it is sited at a higher ground level than properties to the east in Mill Lane and it is on the east side flank wall of the property where the proposed conservatory would be sited. Access to the property is by way of a private road which leads to two other residential properties known as Everglades and Amberley. The land is within the Weston Conservation Area.

4.1.2 The application site is within the settlement limit for Weston where development is generally acceptable subject to planning policy.

4.2 **Proposal**

4.2.1 Erection of side elevation conservatory.

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, Appearance and Impact on the Conservation Area:

4.3.2 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 NHLP is consistent with the NPPF.

4.3.3 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.

4.3.4 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 and beautiful 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 communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.5 The proposed conservatory would extend beyond the east side flank elevation by 3m and would be set in from both front and rear elevations of the bungalow. The brick base would match that of the existing dwelling as would the use of white uPVC for the main structure. Access to the conservatory would be from two double doorways leading from the bungalow with a set of double doors opening on the east side elevation into the garden space. The slightly elevated ground level compared to that of properties to the east is not considered to be a problem given the established planting to the rear gardens and the distance between the dwellings. The scale and design of the proposed conservatory is minor and in proportion to the existing dwelling and acceptable. Given the position of the dwelling, off a private access with limited visibility from Maiden Street any impact to the streetscene and subsequent conservation area would be negligible and acceptable.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 No objections have been received from neighbouring properties and given the presence of mature planting to existing gardens to properties to the east and the distance between the application site and those properties, any impact on existing residential amenity is likely to be limited and acceptable.

Highways and Parking:

- 4.3.8 The development does not include an increase in the number of bedrooms or introduce a commercial aspect and therefore there would be no car parking issues arising from the development.

Environmental Implications:

- 4.3.9 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.
- 4.3.10 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)

4.3.11 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 2023.

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.

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: 10 December 2024	