

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02764/FPH	Single storey side extension to main dwelling. Extension and modifications to existing detached outbuilding to include erection of oak framed canopy and replace existing roof, following partial demolition of existing rear and side walls.	Weston Bury Maiden Street Weston Hitchin Hertfordshire SG4 7DL

Submitted Plan Nos

A100 A101 A105 A106 A110

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP5	Countryside and Green Belt
SP9	Design and Sustainability
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment
T2	Parking
HE1	Designated heritage assets

2.0 **Site History**

- 2.1 88/01978/1 - Single storey rear extension and addition of pitched roofs, following demolition of part of building

3.0 **Representations**

- 3.1 Neighbour Representations – None received.
- 3.2 Weston Parish Council – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey farmhouse on the north-east side of Maiden Street. The dwelling is amongst a cluster of buildings accessed off a private drive. To the north of the site lies equestrian stables. The site is within the conservation area and the Green Belt.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for: Single storey side extension to main dwelling. Extension and modifications to existing detached outbuilding to include erection of oak framed canopy and replace existing roof, following partial demolition of existing rear and side walls.

4.3 **Key Issues**

- 4.3.1 **Principle:** The site lies outside the settlement boundary for Weston and is within the Green Belt. I do not consider the proposed scale of the extensions to be disproportionate compared to the original dwelling. The proposal therefore complies with paragraph 154 c) of the NPPF 2024 and Policy SP5 of the Local Plan.
- 4.3.2 **Design:** The proposed built form and materials would be similar to the existing, minimal to no 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 **Heritage considerations:** None. Set away from any heritage asset and would have a design, materials and scale which are sympathetic to the conservation area.
- 4.3.4 **Impact on the street scene:** The application site is set back from the highway considerably, the proposed works are to the rear of the dwelling and would therefore be obscured from view from the public realm. It is therefore considered that there would be no impact to street scene.

4.3.5 **Impact on neighbours:** None. The proposed development would be set away from the nearest neighbouring dwelling and would not impact the stables, also owned by the applicant. Complies with Policy D3 of the Local Plan.

4.3.6 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.7 **BNG:** Exempt from BNG requirements.

4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

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.

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: 16 December 2025	