

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02640/FPH	Single storey rear extension. Replace existing rear conservatory roof with flat roof and replace windows and installation of brick piers to support roof over.	Old Police House Mill Road St Ippolyts Hitchin Hertfordshire SG4 7RG

Submitted Plan Nos

A100 A101 A106 Rev 1 A105 Rev 1 A110 Rev 1

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN13	Protecting Green Belt Land
SP9	Design and Sustainability
SP5	Countryside and Green Belt

2.0 **Site History**

04/00024/1HH: Two storey side extension and attached double garage following demolition of existing single storey side extension and attached single garage (as amended by drawing nos. 03-12/06a, 07a, 08a, 09a and 10a received 19.02.04). Granted 5/04/04

25/01440/FPH Single storey rear and first floor side extension over existing garage. Refused

Reason for refusal - The application site is within the Green Belt as identified in the North Hertfordshire Local Plan 2011 - 2031. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The proposed extensions would result in disproportionate additions over and above the size of the original building and therefore the development is an inappropriate form of development in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Material considerations do not exist that together constitute very special circumstances necessary to clearly outweigh the harm to the Green Belt by reason of inappropriateness and harm to the openness of the Green Belt. Therefore the proposal

conflicts with Policy SP5 of the North Hertfordshire Local Plan and Green Belt policies in Section 13 of the National Planning Policy Framework (2024).

3.0 **Representations**

3.1 St. Ippolyts Parish Council: It was agreed by St Ippolyts Parish Council 10th November Parish Council meeting there was no objection to this planning application and the Council were pleased there was an improved design.

3.2 Site Notice / Neighbours: No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1 Detached house located on the north side of Mill Road. Site is within the Green Belt but immediately adjacent to the village boundary (Category 'A').

4.2 **Proposal**

4.2.1 Single storey rear extension. Replace existing rear conservatory roof with flat roof and replace windows and installation of brick piers to support roof over.

4.3 **Key Issues**

Principle of development – Green Belt

4.3.1 Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless several exceptions apply. In this case the possible exception is 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;'

4.3.2 The question is whether the proposed extension to the property, when taken with previous extensions, cumulatively results in 'disproportionate additions over and above the size of the original property'

4.3.3 The dwelling at The Old Police House was originally a relatively narrow two storey dwelling containing 3 bedrooms with a significant gap between the dwelling and the south eastern boundary. Given that this application has removed the previous first floor extension which was refused, in my view the single storey rear extension would not result in a significant increase over the size of the original dwelling and would not effect the openness around the site.

4.3.4 The proposal would be meet Policy SP9 of the Local Plan and Section 13 of the NPPF.

Design and appearance / impact on street scene

- 4.3.5 The proposed rear extension , although large, would sit comfortably alongside the rear elevation of the property and its subservient and modern design would not be harmful to the appearance of the dwelling.
- 4.3.6 In design terms and in terms of the impact of the development on the street scene it is considered that the proposals are generally in accordance with Policies SP9, D1 and D2 of the Local Plan.

Impact on neighbouring property

- 4.3.7 The house is set within a generous plot and the nearest neighbouring properties are some distance away from the boundaries of the property so as not to be significantly impacted by the proposed development. The proposed development would not conflict with Policy D3 of the Local Plan in this regard.

Parking

- 4.3.8 Adequate parking would remain for the occupiers of the extended dwelling.

Climate change / BNG

- 4.3.9 This householder development is exempt from the need to comply with BNG legislation. The development is also of a scale that will not result in any adverse effect on local climate change.

4.4 **Conclusion**

- 4.4.1 The proposal is acceptable in design terms and its impact on neighbours and the street scene the proposed development

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

5.1 That planning permission be granted subject to the following:

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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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	

