

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00984/FPH	Single storey side extension and alterations to fenestration following demolition of existing porch. Extended gravel parking/turning area and landscaping works. Lowering of ground level by 0.5m to facilitate erection of detached double garage, with solar panels on roof, steps to side entrance door of garage and installation of air source heat pump at rear of garage following demolition of existing outbuildings. Installation of air conditioning unit on existing single storey element flat roof. (Amended plans received 19.05.2026 & 25.06.2026)	Cherry Trees Preston Road Gosmore Hitchin Hertfordshire SG4 7QS

Submitted Plan Nos

PL-10B SU-02 SU-03A SU-01 PL-11B PL-12B PL-13D PL-14A

1.0 **Policies**

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SP5	Countryside and Green Belt
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

2.1 25/03232/PNAA - Enlargement of detached house by the construction of two additional storeys.

Withdrawn not Proceeded With

- 2.1 15/01137/1HH - Two storey side extension. Insertion of ground floor front window and insertion of roof light in existing front roof slope and ancillary works.
Conditional Permission
- 2.1 10/02438/1HH - Single storey orangery and open porch extension to south elevation following demolition of existing sheds (as amended by drawings received 23rd November 2010).
Conditional Permission
- 2.1 06/00048/1 - Continued use of annex as self-contained dwelling
Conditional Permission
- 3.0 **Representations**
- 3.1 **Neighbour Consultation** – None received
- 3.2 **St Ippolyts Parish Council** – None received
- 3.3 **Environmental Health (Noise)** – No objection
- 4.0 **Planning Considerations**
- 4.1 **Site and Surroundings**
- 4.1.1 The application site accommodates a two-storey, detached dwelling on a sizable plot. The application dwelling is located within a large curtilage in the Green Belt. The application dwelling is one of a few detached dwellings along Preston Road and appears smaller in comparison. The site benefits from outbuildings, a large driveway/parking area and a large garden.
- 4.2 **Proposal**
- 4.2.1 Single storey side extension and alterations to fenestration following demolition of existing porch. Extended gravel parking/turning area and hardscaping works. Lowering of ground level by 0.5m to facilitate erection of detached double garage, with solar panels on roof, steps to side entrance door of garage and installation of air source heat pump at rear of garage following demolition of existing outbuildings. Installation of air conditioning unit on existing single storey element flat roof.
- 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 impact on the character and appearance of the area.
 - The impact of the proposed development on the living conditions of neighbouring properties.
 - Access and parking matters.
 - The impact of the proposed development on the environment.

Principle - 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;”* and exception d) *“the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;”* are relevant.
- 4.3.3 When considering the existing structures, the proposal, in conjunction with previous extensions would see a net volume increase of 241m³ resulting in an 80% increase over the original structure. Whilst sizeable, the built form will appear subservient to the existing dwelling and therefore, it is not considered that the proposal would result in disproportionate additions over the original building. The development would not constitute inappropriate development in the Green Belt.
- 4.3.4 Paragraph 143 of the NPPF states the five purposes of the Green Belt. In my opinion, the 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 requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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 proposed single storey rear extension would have a 2-stage dual pitched roof. Given the existing structure, siting and plot size, the scale is considered acceptable. The design includes 2no. rooflights. The proposed external materials are set to match existing.
- 4.3.7 The proposed garage set to replace the existing outbuildings would have a dual pitched roof and would be 'sunk-in' to reduce impact. Given existing built form and siting, the scale is considered acceptable. The design includes 2no. rooflights and solar panels. The proposed external materials are timber cladding and brick plinth for the walls and plain roof tiles.
- 4.3.8 The proposal includes alterations to fenestration, extensions to the gravel driveway, an ASHP and air conditioning unit. The design and siting are considered acceptable.

- 4.3.7 In my view, the proposal is considered to be acceptable in design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. The proposal is considered to comply with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.8 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.
- 4.3.9 Regarding neighbour amenity, the development is sufficiently set away from all boundary lines and is acceptable in scale. No objections have been raised by Environmental Health (Noise). It is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The development includes an additional bedroom. The application site would maintain sufficient parking for a minimum of 2no. spaces. Therefore, regarding Policy T2 of the NHLP, no parking issues would arise from the proposal.

Environmental Implications

- 4.3.13 The proposed development is not large enough in scale to cause 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:

- 4.3.14 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

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

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: 26 June 2026	