

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00990/FPH	Single storey rear extension including raised roof height. Alterations to existing attached garage fenestration following removal of garage doors to facilitate garage conversion and insertion of dormer windows at first floor to north east and south west elevations. Entrance porch. External cladding and alterations to fenestration.	Top Park Westmill Lane Ickleford Hitchin Hertfordshire SG5 3RN

Submitted Plan Nos

0304_125_PL201 0304_125_PL202_ 0304_125_PL203_ 0304_001_PL204_
 0304_001_PL205 0304_001_PL206_ 0304_001_PL207_ 0304_001_PL208
 0304_001_PL209 0304_001_PL210 0304_001_PL211 0304_001_PL212 0304_001_PL213

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN15	Conserve + enhance natural environment
SECN9	Promoting sustainable transport
SP12	Green infrastructure, landscape and biod
SP5	Countryside and Green Belt
SP6	Sustainable transport

SP9 Design and Sustainability

T2 Parking

2.0 **Relevant site history**

- 2.1 22/00120/FPH - Erection of detached garage/carport timber building in front garden and detached timber garden room in rear garden – Approved 10/03/22.
- 2.2 97/00170/1HH - Extension to provide double garage with storage area in roof space (as a variation to application number: 96/1322/1HH granted on 17.12.96) (as amended by plans received 12.03.97) – Approved 07/04/97.
- 2.3 96/01322/1HH - Extension to provide double garage – Approved 17/12/96.

3.0 **Representations**

- 3.1 **Ecologist** - Good to see the application will not impact a protected species, as such I have no objection and would just suggest the following informative.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey detached dwelling with a pitched roof. The site is in an area of rural wooded character, isolated from the nearest dwellings. The site is within the Green Belt.

4.2 **Proposal**

- 4.2.1 The application is for a single storey rear extension with a pitched roof, raising the roof height of a single storey part of the dwelling, the conversion of an attached double garage to a habitable room with new front and rear dormers and alterations to openings, the removal of an external staircase, a new entrance porch with a pitched roof, alterations to openings, and the addition of timber cladding to a SE elevation wall. The number of bedrooms would not be increased.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the development is acceptable in principle, design, neighbour amenity, parking, and ecology.

Principle

- 4.3.2 The site is in the Green Belt in the adopted Local Plan. Whether developments in the Green Belt are acceptable in principle will depend on whether they comply with the NPPF and Policy SP5 of the Local Plan, and if there are any other material considerations relevant.
- 4.3.3 The NPPF in paragraphs 154 and 155 sets out what development is not inappropriate in the Green Belt, with the relevant parts of those paragraphs stating:

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

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;

- 4.3.4 In assessing the proposal against the above criteria, the proposed garage conversion, cladding, and alterations to openings and roof materials would not enlarge the building, and would not be inappropriate development in the Green Belt. The proposed dormers and porch would be small additions and would not be considered to materially enlarge the building.
- 4.3.5 The other proposed works would enlarge the building. The present dwelling is not original, having been extended under 97/00170/1HH by the addition of the attached double garage, and by a partial implementation of 22/00120/FPH by the construction of an approved garden room.
- 4.3.6 The above additions are considered to have enlarged the floor space of the original building by approx. 15%. The enlargements now proposed would be small in size and scale, and are considered to cumulatively enlarge the building by 23% of its floor space with the previous additions.
- 4.3.7 The proposed extensions individually and cumulatively with the previous extensions are not considered disproportionate additions in floor space and overall size. The proposal would not be inappropriate development in the Green Belt, and is considered acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Design

- 4.3.8 The proposed extensions and alterations would be of a size, scale and design in keeping with the character and appearance of the dwelling. The dwelling is substantially obscured by trees and vegetation from the wider locality, therefore the proposed works to the dwelling will not be harmful to it. The proposals are of an acceptable design. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.9 The dwelling is isolated and relatively far from the closest dwelling, therefore the proposed works will not cause harm. Impacts on amenity are acceptable, and the proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.10 The number of bedrooms would not be increased, however a double garage would be removed. The site would have parking provision for at least two cars, which is acceptable. The proposal complies with Policy T2 of the Local Plan.

Ecology

- 4.3.11 The Council's Ecologist stated that a preliminary bat survey and a follow-up emergence survey were needed due to the location of the site and aspects of the construction of the proposed development and how they would relate to the host building.
- 4.3.12 The emergence survey did not find bats emerging from the building. The Ecologist does not have objections to the proposal, and it's not considered that bats and their roosts would be adversely affected by the development. The proposal is considered

acceptable with regard to ecology. The proposal complies with Policy NE4 of the Local Plan and Section 15 of the NPPF.

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**.

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:

1. 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.

Informative/s:

1. In the event a bat roost is discovered during the works, all works must be paused, and advice must be sought from Natural England or a suitably qualified and licenced bat ecologist as to how to proceed lawfully.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 August 2025	