

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03156/FPH	First floor side extension and single storey rear extension following demolition of side car port. Insertion of rear dormer and 2 no front rooflight to existing roofslope to facilitate loft conversion to habitable space. Alterations to fenestration (Amended plans received 12 March 2026)	21 High Street Offley Hitchin Hertfordshire SG5 3AR

Submitted Plan Nos

2266 PL01 Rev A 2266 PL02 2266 PL03 Rev B

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 **Conservation Officer** – Surgery item – recommended amendments to the size and form of the rear dormer

3.2 **HCC Historic Environment Team** - In this instance, we have no comments to make on the proposal.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 21 High Street is a modern semi-detached property located within the conservation area and close to the centre of the village of Great Offley.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for a first floor side extension and single storey rear extension following demolition of side car port. Insertion of rear dormer and 2 no front rooflight to existing roofslope to facilitate loft conversion to habitable space. Alterations to fenestration.
- 4.2.2 Following consultation with the Conservation Officer amendments were sought for the reduction to the size, bulk and materials for the rear dormer.

4.3 **Key Issues**

- 4.3.1 The key material considerations are heritage impact, design, impact on the streetscene and impacts on neighbour amenity.

Design and streetscene and Conservation area

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposed extensions and the amended rear dormer would now sit more comfortably within the existing dwelling, with an acceptable design, roof form and detailing and proposed materials to match the existing. The extensions will not harm the character and appearance of the dwelling and the street scene in my view given the variation of dwellinghouses in size and plot size in the streetscene.
- 4.3.4 This part of the Great Offley conservation area contains dwellings of various styles and sizes and so I am of the opinion that this proposal would not harm the character or appearance of the conservation area as it is currently found. It is for the same reasons that I am satisfied that the character and visual quality of the village would be maintained. Also, it is noted that the property is located within the main village core. The extensions therefore will not affect the significance of the Conservation Area and the settings of the nearby listed buildings.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies HE1, D1 and D2 of the Local Plan and Section 12 of the NPPF.

Neighbour amenity

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 It is my view that the proposal is unlikely to have any negative impact on the amenity of the neighbouring occupiers. Given the proposed location of the extensions, I consider that there would be no material negative impact on the amenity of the attached neighbouring property. The extension would take the two storey built form of the house closer to number 19 High Street, to the north west, however, given that No 17 and 19 are stepped back it would not be dominant or result in any material loss of daylight and sunlight or privacy.
- 4.3.8 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Parking

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

BNG

- 4.3.7 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.

Climate change

- 4.3.8 Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change. The proposed development would be consistent with the criteria set out in Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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 March 2026	