

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01785/FP	Single storey rear infill extension and alterations to fenestration	154 High Street Codicote Hitchin Hertfordshire SG4 8UB

Submitted Plan Nos

Location Plan P1 P2 P3

1.0 Policies

ETC6	Local Centres
SP9	Design and Sustainability
D1	Sustainable design
D3	Protecting living conditions
SECN12	Achieving well-designed places

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Codicote Parish Council** – None received.

3.2 **Neighbour Consultation and Site Notice** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a commercial property, a Premier Shop, located on the western side of the High Street, Codicote. The site is within the Codicote Local Centre. The site is attached to a residential property.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey rear infill extension and alterations to fenestration.

4.3 **Key Issues**

4.3.1 The key issues in this case are:

- ☐ The Principle of Development
- ☐ Design
- ☐ The Impact on of Neighbouring Properties.
- ☐ Biodiversity Net Gain

Principle of Development

- 4.3.2 The site is within a Local Centre. The proposal is looking to extend and make fenestration changes to the existing shop which is in accordance with the principles of Policy ETC6 of the Local Plan. The proposal will increase the floor space of the shop unit at ground floor which will support its viability and continued use. Therefore, there is no objection to the principle of development in this instance.

Design

- 4.3.3 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 SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. These considerations are echoed in Section 12 of the NPPF.
- 4.3.4 The proposed development seeks to infill the existing single-storey rear element at the site to make this element full width. The existing rear element measures approx. 7.2m wide and 3.3m deep, with a modest lean-to roof. The proposal, by infilling the space between the existing element and No.150, would measure approx. 9.9m wide with identical depth and height/roof form. The extension would be finished in matching materials to the existing rear element with light coloured render and grey tiles. The scheme would also facilitate modest changes to the rear fenestration through the insertion of a new door.
- 4.3.5 It is considered that the proposed extension and fenestration changes are acceptable in design terms. The extension is a modest infill element that would be sympathetic to the scale and character of the existing rear element, which is appropriate. The extension is single-storey and is considered modest overall, with matching materials that are acceptable.
- 4.3.6 The proposal is therefore in accordance with Policies SP9 and D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.7 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.
- 4.3.8 The proposed extension would bring development up to the shared boundary with No.150 High Street, which is a residential property. Whilst this would bring development up the shared boundary, the scheme is single storey with modest dimensions and sympathetic materials. No.150 has several windows on the rear elevation and whilst these will be impacted to a certain degree by the development, it is not considered that the level of impact, whether that be overbearingness, loss of light or loss of privacy, will

be unacceptable. The proposed fenestration changes will not result in any harm to neighbours.

4.3.9 This is in accordance with Policy D3 of the Local Plan.

Biodiversity Net Gain

4.3.10 Following internal consultation with the Councils Ecologist, this development is considered exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due to it falling under the scope of the 'de minimis' exemption

4.4 **Conclusion**

4.4.1 Overall, the proposal is considered acceptable in planning terms and is in accordance with the relevant local and national planning policies.

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.

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

Reason: To protect the visual amenities of the locality and to comply with Policies SP9 and D1 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

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: 22 October 2024	