

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01686/FPH	Single storey rear Infill extension to include glazed balcony to first floor following replacement of existing conservatory roof.	302 Wedon Way Bygrave Baldock Hertfordshire SG7 5DX

Submitted Plan Nos

HET-1802/01 HET-1802/02

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 13 – Protecting Green Belt Land

Section 14 – Meeting the challenge of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Herts

Policy SP5 – Countryside and Green Belt

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 **Baldock, Bygrave and Clothall Neighbourhood Plan 2021**

G3 – Creating well-designed places

G4 – Sustainable design

1.4 **Supplementary Planning Guidance**

Design Guide 2011

2.0 **Relevant Site History**

2.1 07/02573/1HH - Two storey rear extension. Conditional Permission.

2.2 12/01095/1HH - Detached garage, hot tub and log store with first floor accommodation following demolition of existing garage and shed. Conditional Permission.

PD rights have been removed under 12/01095/1HH in relation to Class A of Part 1 of Schedule 2 of the GDPO 2015 (as amended) regarding '*no windows shall be inserted at first floor level or above on the north west elevation (facing 304 Wedon Way)*'.

3.0 **Representations**

3.1 **Site and neighbour notification** – None received.

Baldock, Bygrave and Clothall Neighbourhood – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Wedon Way is accessed from Ashwell Road located to the west and is within the green belt. The application site comprises of a large, two-storey detached residential dwelling with gardens to both front and rear, the rear garden being of significant size and slopes upwards in a northerly direction away from the dwelling.

4.2 **Proposal**

4.2.1 Single storey rear infill extension to include glazed balcony to first floor following replacement of existing conservatory roof.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Whether the proposed development would be inappropriate development in the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
- The impact the proposal would have on the openness of the Green Belt.
- The impact the proposed development would have on the character and appearance of the property and the surrounding area.
- The impact that the proposed development would have on the living conditions of nearby neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area and on public highways.

Design and Appearance:

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The proposed development would involve the removal of the existing conservatory roof which is situated in the infill area between either side two-storey projections and its replacement with a glass reinforced plastic (GRP) flat roof allowing for the formation of a balcony at first floor level. The balcony would extend full width and would feature a glass balustrade to a height of 1.0m. Access to the balcony would be from a newly

formed opening comprising of a set of glazed doors on the rear elevation of the original dwelling. The extension and balcony would not extend beyond either side projection.

- 4.3.4 The proposed extension is of a minor scale which is sympathetic to the existing dwelling in terms of scale and design with no impact to the character and appearance of the streetscene and is acceptable.

Impact on Green Belt

- 4.3.5 Section 13 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 152 states that inappropriate development should not be approved except in very special circumstances. Paragraph 154 goes on to states that *“a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this include: the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building”*.
- 4.3.6 Policy SP5 of the NHLP seeks to “recognise the intrinsic value of the countryside” which is supportive of suitable development where it “would not result in inappropriate development or where very special circumstances have been demonstrated”. This accords with the principles set out in Section 13 of the NPPF. Para 154 of Section 13 c) supports extensions and/or alterations to buildings “provided that it does not result in disproportionate additions over and above the size of the original building”. Given the minor scale of the proposed work, I am satisfied that the proposal does not conflict with these principles and would not have a greater material impact on the openness of the green belt and is acceptable.

Impact on Neighbouring Properties:

- 4.3.7 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 28 of the Local Plan and D3 of the Emerging Local Plan.
- 4.3.8 The proposed extension and balcony would not project beyond the existing two-storey side projections and with no properties located to the rear I am satisfied that there would be no impact on existing residential amenity and is acceptable.

Highways and Parking:

- 4.3.9 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.10 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.

Environmental Implications:

4.3.11 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.12 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance Policies SP1, SP5, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12, 13 and 14 of the NPPF 2023.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 September 2024	