

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02828/FPH	Single storey east elevation infill extension, conversion of existing integral garage into habitable accommodation, single storey north elevation extension, erection of porch to west elevation, replace existing roof with pitched roof and alterations to existing fenestration.	Kingswoodbury Farm Lodge Kingswood Lodge Clothall Road Clothall Hertfordshire SG7 6RW

Submitted Plan Nos

2409:01B 2409:02B 2409:10 2409:11 2409:12 2409:13 2409:14 2409:15

1.0 Policies

SP5	Countryside and Green Belt
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land

2.0 **Site History**

- 2.1 **05/00542/1** - Removal of agricultural occupancy to bungalow (planning ref. 93/0328/1 granted 05/05/93).

Unconditional Permission

3.0 **Representations**

- 3.1 **Neighbour Representations** – None received.
- 3.2 **Clothall with Luffenhall Parish Meeting** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached bungalow located in an isolated position in Kingswoodbury Farm, Clothall. The property has fallen into disrepair over the years and is currently not habitable. The site is within the Green Belt and an Archaeological Area.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for a single storey east elevation infill extension, conversion of existing integral garage into habitable accommodation, single storey north elevation extension, erection of porch to west elevation, replace existing roof with pitched roof and alterations to existing fenestration.

4.3 **Key Issues**

- 4.3.1 **Principle:** The site is within the Green Belt, such that Policy SP5 of the Local Plan and Section 13 of the NPPF are relevant. The proposal seeks to erect several modest single storey extensions and a porch, replacing the existing roof with a standard pitched roof, convert the garage into habitable accommodation and make alterations to existing fenestration, in order to bring this currently disused and poor quality property back into use as a dwelling. Therefore, under paragraph 154 of the NPPF, it is considered that the proposal constitutes either *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; or g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.* The proposed extensions and alterations are largely modest in context but should the increased footprint/volume be considered as disproportionate, given the current state of the property it would be reasonable to conclude that this would be redevelopment of PDL, which would be under the same use and not cause substantial harm to openness, given that this site is very well screened from any views and the footprint/volume increase is modest from a spatial and visual perspective. Overall, the proposal is considered to not be inappropriate development in the Green Belt.
- 4.3.2 **Design:** The proposal is for a single storey east elevation infill extension, conversion of existing integral garage into habitable accommodation, single storey north elevation extension, erection of porch to west elevation, replace existing roof with pitched roof and alterations to existing fenestration, to bring this dilapidated bungalow back into use. The proposed materials would match the host dwelling or be improved to be in line with modern standards. This property is positioned such that it is not visible from any wider viewpoints. It is considered that the extent of new built form is modest and acceptable, and the materials would match and be sympathetic to the existing bungalow. There would be no impact upon the character and appearance of the dwelling as seen from the street scene and wider area. The proposal would comply with Policy D1 and D2 of the Local Plan.
- 4.3.3 **Impact on neighbours:** The site has one neighbour due north-west but given that the proposals would not project significantly beyond the existing footprint of the host dwelling and the extent of new development would be located away from neighbouring dwelling and be screened by dense landscaping, there would be no material impact on the amenities of neighbouring dwellings. The proposal complies with Policy D3 of the Local Plan.
- 4.3.4 **BNG:** Exempt from BNG requirements.

4.3.5 **Archaeology:** Whilst the site is within an Archaeological Area, it is considered that given the modest increases in footprint proposed under this application and that the rest of the works are to the roof and walls of the bungalow, there is no requirement for extensive archaeological surveys in this instance as it would not be proportionate to the scale of development.

4.3.6 **Access/Parking:** The site has an existing access road which whilst not proposed under this application will need to be considered in due course for future occupiers, and will likely benefit from permitted development in any case. There is ample parking for vehicles, which is acceptable.

4.4 **Conclusion**

4.4.1 The development would be in accordance with the relevant local and national planning policies.

4.5 **Alternative Options**

4.5.1 None applicable

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 development hereby permitted shall only be finished in the materials as stated on the application form and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in-keeping with the host property and 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.

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 December 2025	