

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02376/FPH	Raised roof height of front element to create first floor level. Two storey front extension including front porch canopy; single storey rear extension including balcony area above following demolition of existing terrace area. External cladding and alterations to fenestration	The Barns London Road St Ippolyts Hitchin Hertfordshire SG4 7NE

Submitted Plan Nos

J1102 PP113 J1102 PP111 J1102 PP100 J1102 PP101 J1102 PP102 J1102 PP103 J1102 PP110 J1102 PP112 J1102 PP114 J1102 PP115

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP13	Historic environment
SP5	Countryside and Green Belt
SP6	Sustainable transport
SP9	Design and Sustainability

2.0 **Relevant site history**

- 2.1 21/00966/FPH - Part two storey and part first floor front extension and two storey rear extension following demolition of existing terrace area. (Amended description and amended plans received 16/06/21) – Approved 23/06/21.
- 2.2 04/01491/1HH - Single storey side extension, external staircase, guard rail and decking – Approved 28/10/04.
- 2.3 01/00794/1HH - Detached car port and store – Approved 06/07/01.
- 2.4 00/00342/1 - New carport and store area to facilitate change of use from offices (Class B1) to residential (Class C3) (as amended by drawing no BLH.01A received 23.3.00) – Approved 14/04/00.

3.0 **Representations**

- 3.1 **Parish Council** - No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two and single storey linked-detached dwelling with a pitched roof. The site is in a small group of dwellings within rural surroundings, although it's near the settlements of Hitchin and Gosmore. The site is in the Green Belt. A listed building is to the south.

4.2 **Proposal**

- 4.2.1 To add a first floor above a single storey front part of the dwelling, which would increase the roof and eaves heights. A two storey front extension including a dormer, and a front door canopy. A single storey rear extension with a flat roof with a balcony above. The removal of a single storey rear projection and wall, and associated new windows and Juliet balcony. Altered and new openings are proposed on the SE side elevation. The number of bedrooms will be increased from three to four.

4.3 **Key Issues**

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

Principle

- 4.3.2 The site is in the Green Belt, where only certain types of development are acceptable in principle. If development is not acceptable in principle it will be inappropriate, and should not be approved except in very special circumstances.
- 4.3.3 Policy SP5 of the adopted Local Plan states that planning permission will be granted for development that is appropriate in the Green Belt. Development that is not inappropriate is defined in the NPPF paragraphs 154 and 155, which are:

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

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- 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;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

155. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;*
- b) engineering operations;*
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

- 4.3.4 The proposed development is considered to potentially fall within paragraph 149 c). Regarding c), the proposal is for an extension to a building, which should not result in

disproportionate additions over and above the size of the original building. 'Original building' is that which existed in 1948, or its original size if built after that. The new openings and the removal of the rear projection do not raise any 'in principle' Green Belt issues.

- 4.3.5 The present building is not original, having been extended to the front and rear as part of, and following, the planning permission to convert it to a dwelling under 00/00342/1. On the current floor plan, the additions comprise the entrance lobby, the garage, and the rear en-suite with terrace above.
- 4.3.6 The proposal would enlarge the building further in height, size, floor space, size and bulk, through the creation of a new first floor with two storey front extension at the front of the building, and a single storey rear extension. A single storey rear projection with a terrace above and a wall would be removed at the rear, which should be calculated against the proposed enlargements.
- 4.3.7 The proposed enlargement with previous enlargements would add approx. 64% of floor space to the building. In volume this would however be smaller at approx. 52%, and on that basis is not considered to be a disproportionate addition. The proposed enlargements are also similar to those of recently expired planning permission 21/00966/FPH. I therefore consider the proposed development acceptable in principle. The proposal complies with Policy SP5 of the adopted Local Plan and Section 13 of the NPPF.

Design

- 4.3.8 There are no objections to the new and altered openings, the removal of the rear projection and wall, and new Juliet balcony, as these are considered minor alterations that will not be harmful to the character and appearance of the dwelling and locality.
- 4.3.9 The proposed raising of the front part of the building with a two storey front extension and front porch canopy is not considered large or out of scale with the size of the building, with the height difference being small compared to the highest part of the front of the building.
- 4.3.10 The roof design and detailing of the extension to the front of the dwelling is considered sympathetic to the host building. The height and design of the extensions are not considered out of character with nearby dwellings and the locality, and would have similarities to the extensions approved by planning permission 21/00966/FPH. The works will not harm the significance of the listed building to the south due to their relatively minor impacts and as there is a building between them. The design is acceptable. The proposal would therefore comply with Policies D1, D2 and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.11 The closest dwelling to the site is Green Oak Barn (GOB), which adjoins the application property to the SE. The proposed new first floor to the front will retain a similar but slightly higher eaves height, and the ridge will be increased in height by approx. 1.8m although this will be set away from the boundary with GOB. The impacts of these

extensions on GOB will be small and are not considered harmful, and also similar to those approved by 21/00966/FPH.

- 4.3.12 The remaining parts of the front extension will be obscured from GOB by the extension proposed on its side. There will be improvements to the privacy and amenity of GOB by the removal of two large ground floor windows facing it, and their replacement with one small high level window. The two side rooflights proposed facing GOB will be at a high level and will serve a bathroom, and will not be considered to cause loss of privacy and amenity. The other works proposed will be obscured from GOB by the host dwelling and will not cause loss of amenity.
- 4.3.13 The land that adjoins the site to the NW is undeveloped and is not considered to be in use for any particular purpose, including residential. Therefore the works proposed will not result in loss of amenity in respect of visibility from this land.
- 4.3.14 The other nearest dwelling is The Pound (TP), a bungalow to the rear of the site. The proposed front extensions and single storey extension with balcony are considered to be sufficiently far from TP to not harm the amenity of that dwelling, and will also be obscured by high boundary vegetation.
- 4.3.15 The new Juliet balcony will be on the side elevation and will not affect TP. A new first floor rear window will be at a high level and will not cause loss of amenity. The other proposed new windows will be smaller and on the ground floor, and will not be harmful. The proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.16 The number of bedrooms will be increased from three to four. The site will however have parking provision for at least two cars, which complies with minimum parking standards. Parking provision will be acceptable, and complies with Policy T2 of the Local Plan.

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.

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: 9 December 2024	

