

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02410/FPH	Single storey side extension to existing outbuilding	Shangri-la Todds Green Stevenage Hertfordshire SG1 2JE

Submitted Plan Nos

1116 - 01a 1116 - 02 1116 - 03 116-PL01 1116 - PL02 1116 - PL03

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
T2	Parking

- 2.1 23/00364/LDCP - Erection of detached double car port and store – Approved 04/04/23.
- 2.2 07/02302/1HH - Two storey side extension following demolition of existing garage. Single storey front extension – Approved 15/11/07.
- 2.3 03/01265/1HH - Erection of detached swimming pool-house – Approved 17/09/03.
- 2.4 03/00408/1HH - Erection of swimming pool house – Refused 12/06/03 for:
1. The proposal is within an area that is designated as Green Belt in the adopted Hertfordshire Structure Plan Review 1991 - 2011, Policy 5 - Green Belt and North Hertfordshire District Local Plan No. 2 with Alterations, Policy 2 - Green Belt. Within that area there is a presumption against inappropriate development such as that proposed unless very special circumstances can be demonstrated to justify the grant of permission. In the view of the Local Planning Authority the proposal is not supported by such circumstances. Moreover, by reason of its size and location the proposed building would be detrimental to the open character of the countryside and therefore would harm one of the purposes of the Green Belt which seeks to assist in safeguarding the countryside from encroachment.

3.0 **Representations**

- 3.1 **Ecologist** - No comments to make..

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey detached dwelling with a pitched roof on a spacious plot. The site is in a small group of dwellings within semi-rural surroundings, although it's near the settlement of Stevenage. The site is in the Green Belt. A listed building is to the east.

4.2 **Proposal**

- 4.2.1 A single storey side extension with a pitched roof to an outbuilding at the front of the site.

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.
- 4.3.5 The present building (the outbuilding) is not original, having been extended to the sides and rear following its original planning permission of 03/01265/1HH. On the current floor plan, the additions comprise the two store areas on each side of the shower room.
- 4.3.6 The proposal would enlarge the building further in size, floor space, volume and bulk, through the creation of a new single storey side extension with a pitched roof. It's considered that the building has previously been enlarged in floor space by approx. 25%.
- 4.3.7 The proposed enlargement with previous enlargements would add approx. 63% of floor space to the building. In volume this would however be smaller at approx. 50% as the two earlier additions are small with flat roofs, and on that basis is not considered to be a disproportionate addition. 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 The proposed extension will not be small, however it's not considered to be of such a size that it will harm the character and appearance of the building and will be of an appropriate design.
- 4.3.9 The extension is not considered harmful to the main dwelling Shangri-La, will not be closer to the front boundary of the site than the closest wall of the outbuilding, and will be obscured by trees and vegetation on the front boundary. The extension will not harm the character and appearance of the locality.
- 4.3.10 The works will not harm the significance of the listed building to the east due to its small size, minor impacts and as there is vegetation 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 There are no dwellings near the proposed extension, and it will be obscured by buildings and vegetation within the site and on its boundaries. The proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.12 The number of bedrooms will not be increased, although the extension will result in some loss of the existing driveway. 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 hereby permitted shall be built in external materials to match the existing outbuilding 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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 9 December 2024	