

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01581/FPH	Single storey rear extension and demolition of existing east elevation chimney stack.	Lantern Lodge Smiths End Lane Barley Royston Hertfordshire SG8 8LL

Submitted Plan Nos

WPCL0535PL01 WPCL0535PL02 WPCL0535PL03

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Planning History**

2.1 None.

3.0 **Representations**

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

3.2 **Barley Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached bungalow located on the east side of Smiths End Lane, Barley. The site is within the Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of single storey rear extension and demolition of existing east elevation chimney stack.

4.3 Key Issues

- 4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

- 4.3.2 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 D2 of the Local Plan states that planning permission for house extensions, outbuildings and other alterations will be granted if the proposal is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF
- 4.3.3 The proposal looks to erect a single-storey rear extension, comprising a ridge and eaves levels lower than that of the host dwelling, The angle of the roof will match the existing rear gable element and will be vaulted with roof lights, double bi- fold doors to the rear, a side personnel door with various fixed and opening casement windows. The extension will be a timber frame that will be sat upon a cavity brick/block plinth wall, with plain roof tiles and hardwood framed windows/doors. The proposal also looks to demolish the existing chimney to the north side of the roof, retaining the chimney to the south.
- 4.3.4 It is considered that the development is acceptable in design. The form, scale and external appearance of the dwelling is modest and well related to the host property, utilising sympathetic materials and proportionate depth/height. The extension will be subservient to the host property. The removal of the northern chimney is also considered acceptable, as this benefits from a permitted development fall-back position.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Heritage Assets

- 4.3.6 The site is within the Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers, in conservation areas "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*".
- 4.3.7 It is considered that owing to the high quality, sympathetic appearance of the rear extension which will not be visible from external aspects in any case, alongside the minor nature of the chimney removal where another existing chimney is to be retained, the development will not result in any level of harm to the special character or appearance of the Conservation Area. This is in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.8 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.

- 4.3.9 The host dwelling is detached and benefits from 4 immediate neighbours to the north, east and south, which are all detached dwellings in fairly spacious plots. In my view, given the nature and scale of the proposal, the development is not considered to result in any materially adverse harm to the reasonable living conditions and well-being of neighbours, with respect to overbearingness, loss of privacy, loss of outlook and loss of daylight/sunlight. This is in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.10 This is a form of development which is 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 as this is a householder application.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms 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 only be finished in the materials as stated on on drawing number WPCL0535PL03 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: 4 September 2024	