

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00874/FPH	Single storey side extension, following demolition of detached garage. Relocation of existing car port and addition of timber garage doors and attached shed to relocated car port to provide store.	The Willows Roe Green Sandon Buntingford Hertfordshire SG9 0QE

Submitted Plan Nos

Location Plan P1 P2 P3 P4 P5 P6

1.0 Policies

1.1 **National Planning Policy Framework (2024)**

Section 2 - Achieving sustainable development

Section 12 - Achieving well-designed places

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

Section 16 - Conserving and enhancing the historic environment

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

Policy SP1 - Sustainable Development in North Herts

Policy SP5 - Countryside and Green Belt

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Policy CGB1 – Rural Areas beyond the Green Belt

Policy CBG4 – Existing buildings in the Rural Area beyond the Green Belt

Policy T2 – Parking

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

Policy HE4 – Archaeology

2.0 **Site History**

- 2.1 24/00383/FPH - Single storey rear extension, cladding/brickwork and insertion of rooflights, door and windows to existing car port to facilitate conversion into ancillary accommodation, home office and store, and single storey side extension to main dwelling to provide attached garage following demolition of existing detached garage. Conditional Permission.
- 2.2 22/01649/DOC - Discharge of Condition 3 (Materials details) as attached to Planning Application 21/01031/FPH granted on 26.05.2021. Approval of Details.
- 2.3 22/01648/NMA - Removal of dormer window to two storey rear extension to become regular eaves and roofslope; integration of side chimney to within side elevation (as non-material amendment to planning permission 21/01031/FPH granted on 26.05.2021). Agreed.
- 2.4 21/01031/FPH - Partial re-building of left-hand side of existing dwelling, raise roof ridge height, two storey front and rear extensions, erection of front canopy and cladding to front elevation and eaves. Conditional Permission.

- 2.5 19/01037/FPH - Two storey rear extension, single storey side extension, front porch and canopy, with replacement cladding and fenestration following demolition of existing single storey side and rear extensions. Insertion of pitched roof dormer window and conservation rooflight to front roofslope with external alterations. Tree works to include crown reduction of Willow and London Plane by 40%, removal of Conifer, Holly and trees. Conditional Permission.
- 2.6 14/03364/1NMA - Reduction in roof ridge height from 5m to 4m and change of roof materials from maroon to dark brown tiles (as non-material amendment to planning ref 13/00465/1HH granted permission 27/06/2013 for Detached 2 bay garage following removal of row of 15 Leylandii trees). Agreed.
- 2.7 13/00465/1HH - Detached 2 bay garage following removal of row of 15 Leylandii trees. Conditional Permission.

2.8 03/00843/1HH – Side conservatory. Conditional Permission.

3.0 **Representations**

3.1 **Press, Site and Neighbour Notifications** - None received.

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

3.3 **HCC Historic Environment (Archaeology)** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the southwest side of Roe Green and is within the Roe Green Conservation Area and Rural Area beyond the Green Belt. The site comprises of a detached residential dwelling with detached garage and outbuilding sited to the southeast of the dwelling. It is noted that the external finish of the dwelling has yet to be completed.

4.2 **Proposal**

4.2.1 Single storey side extension, following demolition of detached garage. Relocation of existing car port and addition of timber garage doors and attached shed to relocated car port to provide store.

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 Rural Area beyond the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
- The impact the proposed development would have on the character and appearance of the Roe green Conservation Area.

- 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.

Principle of Development in the Rural Area beyond the Green Belt

- 4.3.2 The site lies outside of any defined settlement boundary and is designated as Rural Area beyond the Green Belt within the Local Plan, where there is a general presumption against development. Policy CGB1 sets out broad typologies of development considered acceptable, one of which is d) Relates to an existing rural building. Policy CGB4 sets out similar typologies of development considered acceptable, two of which are c) The resultant buildings(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green belt than the original building(s); and d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them. Both Policies CGB1 and CGB4 are subject to meeting the requirements of other relevant planning policies.
- 4.3.3 I consider the proposed development meets the above aims of acceptable development in the Rural Area beyond the Green Belt for reasons of being related to the existing rural building, scale and impact on the openness and being subordinate to the main building. I therefore consider the proposal to be acceptable in principle.

Design and Appearance:

- 4.3.4 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 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 to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.5 Following demolition of an existing detached garage and outbuilding the proposed development would see the erection of an extension to the southeast elevation of the existing dwelling with attached shed and store. The relocation of the car port would see the building brought within the residential curtilage of the dwelling. The side extension would extend 5.5 metres beyond the existing flank elevation of the dwelling and would have a depth of 6.8 metres being set back from both front and rear elevations of the dwelling. The height of the extension would be set down from the main ridge of the dwelling by 1.5 metres. Openings would comprise of a window to the front elevation and a doorway to the southeast elevation with four rooflights, two to each roofslope. Attached to the extension would be a shed and store. The roof lines for the shed and store would be set down from the side extension and from one another having their ridge lines slightly offset. The shed would be set down from the store with a reduced width and so limiting its visibility. Openings to the shed would comprise of a doorway and a single rooflight to the west side roofslope with the store having two rooflights to its west side roof slope and a double set of timber doors to the west side elevation. Materials for the extension to the dwelling would comprise of a brick base with ‘cladding to match’. The approved cladding for the dwelling as per 21/01031/FPH states ‘Oak coloured composite weatherboard cladding to existing dwelling’ and the cladding for the extension would

need to match this as agreed under 22/01649/DOC. The shed and store would have a brick plinth with black composite weatherboarding. Rooflights would be conservation style with windows being uPVC grey to match the existing dwelling with composite grey door. Roofing material for all buildings would comprise of interlocking plain tile to match the existing dwelling.

- 4.3.6 I am satisfied that the scale and design of the proposed development is acceptable in that it is sympathetic to the existing dwelling and would not result in harm to the Rural Area beyond the Green Belt and is in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.7 Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policies HE1 and HE4 of the Local Plan are consistent with the NPPF.
- 4.3.8 In terms of the impact of the development on the Roe Green Conservation Area, I am satisfied that the dwelling is set back from Roe Green and is sufficiently screened from the neighbouring property to the southeast known as The Anchor which is grade II listed by existing outbuildings set to the northwest side of its residential curtilage.

Archaeology

- 4.3.9 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.
- 4.3.10 No objection has been received from archaeology and as a result, the proposed development is unlikely to disrupt subterranean heritage.
- 4.3.11 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Highways and Parking:

- 4.3.12 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.13 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 D3 of the Local Plan.
- 4.3.14 No neighbour objections to the proposed development have been received. Given the limited scale of the proposed works, its location and relationship to neighbouring

residential properties I am satisfied that the development would not impact on existing residential amenity to a significant degree.

- 4.3.15 I am satisfied that the development is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Environmental Implications:

- 4.3.16 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Biodiversity Net Gain (BNG)

- 4.3.17 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.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP5, SP9, SP13, CGB1, CGB4, D1, D2, D3 and HE1 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2024.

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 to the dwelling hereby permitted shall be built in external materials to match the existing dwellinghouse as approved under 22/01649/DOC dated 08 August 2022 unless otherwise agreed in writing by the Local Planning Authority.

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.

4. The roofing material to the attached outbuildings hereby permitted shall match those as approved under 22/01649/DOC dated 08 August 2022 unless otherwise agreed in writing by the Local Planning Authority.

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: 21 May 2025	