

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00212/FPH	Erection of side extension.	Fear End Fears Green Sandon Buntingford Hertfordshire SG9 0QY

Submitted Plan Nos

224136-PL-001-A 224136-PL-002-B 224136-PL-010 224136-PL-011 224136-PL-031 224136-PL-032
224136-PL-100-A 224136-PL-101-A 224136-PL-102-A 224136-PL-201 224136-PL-202 224136-PL-301-A
224136-PL-302-A

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 15 Conserving and enhancing the natural environment

1.2. North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP1 Sustainable development in North Herts

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP5 Countryside and Green Belt

Policy SP9 Sustainable design

Policy SP12 Green infrastructure, landscape and biodiversity

Development Management Policies

Policy CGB1 Rural Areas beyond the Green Belt

Policy D1 Sustainable design

Policy D2 House extensions and replacement dwellings

Policy D3 Protecting living conditions

Policy NE2 - Landscape

Policy T1 Assessment of transport matters

Policy T2 Parking

2.0 Relevant Site History

13/00859/1 - Installation of 1 No. micro scale wind turbine (14.97m to hub 5.6m diameter blades). Refused.

3.0 Representations

Neighbour notification – None received.

Kelshall Parish Council – None received.

NHC Ecologist – No objection.

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

- 4.1.1 Fear End is a modest, detached bungalow with several former agricultural barns to the rear. The property occupies a somewhat isolated location to the northeast of the village of Sandon and south of its closest neighbour to the north known as Fallowfields, a two-storey dwelling. Extensive views of the surrounding landscape are provided to the west.
- 4.1.2 The application site lies outside of any settlement boundary and is within the Rural Area beyond the Green Belt for the purposes of planning policy.

4.2. **Proposal**

- 4.2.1 Erection of side extension.

4.3. **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The impact of the development upon the Rural Area beyond the Green Belt.
 - The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
 - The impact that the proposed development would have on the living conditions of neighbouring occupiers.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the development would have on the environment.

Principle of Development in the Rural Area beyond the Green Belt

- 4.3.2 The property lies within the Rural Area beyond the Green Belt, this is an area of countryside which lies outside of the Green Belt though considered important and valuable land where it is still necessary to impose restraints on development to prevent inappropriate schemes. Policy CBG1 of the NHLP sets out six broad typologies (a-d incl.) of development considered acceptable in Rural Areas beyond the Green Belt which in this case the relevant typology would be:

d) Relates to an existing rural building

In this regard, I find the principle of the development acceptable.

Design and Appearance:

- 4.3.3 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 communities’*. In this regard, Policy D1 and D2 of the North Herts Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.4 Policy D1 of the North Herts Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site's local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3.5 Policy D2 of the North Herts Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3.6 Policy D2 goes on to state that "*extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene*".
- 4.3.7 The proposed extension would take the form of a two-storey although visually would give the appearance of a single storey addition. The extension would sit to the north side of the dwelling and would extend in width 8.3metres and in length 11.6metres. The extension would not extend beyond the principal elevation of the existing dwelling. The roof plan shows the existing north elevation of the dwelling would be linked as a hipped roof to the proposed pitched roof extension. In terms of proposed ridge height, the extension has been designed to provide for two storeys yet retaining the existing ridge height which has resulted in the creation of a lower ground floor level. A series of windows is proposed to the north elevation all of which are positioned at ground floor level ensuing natural light is provide to the lower level. To the east and west elevations windows are proposed to both ground and first floor levels. Materials for the external finish comprise of pargetted render with roof tiles to match the existing dwelling.
- 4.3.8 I am of the view that the proposed extension is acceptable and complies with Policies D1 and D2 of the NHC Local Plan and the overarching aims of Section 12 of the NPPF.

Impact on the Landscape

- 4.3.9 The objectives of the National Planning Policy Framework (NPPF) include those seeking to protect and enhance valued landscapes and to recognise the intrinsic character and beauty of the countryside. (Section 15 – Conserving and enhancing the natural environment). Paragraph 187 of the NPPF states that 'Planning policies and decisions should contribute to and enhance the natural environment...'. In this regard, Policy NE2 of the North Herts Local Plan is consistent with the objectives set out within the NPPF.
- 4.3.10 The site is in Landscape Character Area 229 Therfield to Reed Plateau which has a gently rolling landform with dispersed/scattered farmsteads. In landscape character terms it is considered to be of moderate to high sensitivity.
- 4.3.11 I am satisfied that the design, size and scale of the extension would not have a detrimental impact on the landscape and is acceptable and complies with Policy NE2 of the NHC Local Plan and overarching aims of Section 15 of the NPPF.

Impact on Neighbouring Occupiers:

- 4.3.12 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed and beautiful places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.
- 4.3.13 Policy D3 of the North Herts Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.14 I am satisfied that the design of the proposed extension and distance to the neighbouring would not impact existing residential amenity and would be Policy compliant.

Highways and Parking:

- 4.3.15 Policy T1 of the North Herts Local Plan states that “*planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network*”.
- 4.3.16 Policy T2 states that “*planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents*”.
- 4.3.17 The application site provides sufficient off-street parking and I am satisfied that there would be no car parking issues arising from the development.

Environmental Implications:

- 4.3.18 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Hertfordshire Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

Biodiversity Net Gain (BNG)

- 4.3.19 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 development is of a good quality design sympathetic to the existing dwelling. As a result, it is considered that the development accords with Policies SP1, SP2, SP5, SP9, SP12, CGB1, D1, D2, D3, NE2 and T2 of the North Hertfordshire Local Plan 2011-2031 and Sections 2, 12, 14 and 15 of the National Planning Policy Framework (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**

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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 March 2025	