

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02416/FPH	Single storey side extension following demolition of existing conservatory and erection of front porch. Erection of detached garage in rear garden with partial conversion of garage space into habitable accommodation. Replacement of fenestration and rendering of property.	Hilltop Pudding Lane Barley Hertfordshire SG8 8JX

Submitted Plan Nos

001B 002B 003B

1.0 Policies

CGB1	Rural Areas beyond the Green Belt.
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D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment
HE1	Designated heritage assets

2.0 **Site History**

- 2.1 99/01517/1HH – Conservatory – Conditional Permission
- 2.2 85/01359/1 - Erection of single storey building for dental technician's workshop following demolition of existing shed. – Conditional Permission
- 2.3 85/01054/1 - Erection of single storey rear extension and replacement side pitched roof. – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Parish Council** – No objection.
- 3.3 **Ecology** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Hilltop comprises a detached chalet bungalow off Pudding Lane, Barley. The site is within the Rural Area Beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for:

- Single storey side extension following demolition of existing conservatory.
- Erection of front porch.
- Erection of detached garage in rear garden with partial conversion of garage space into habitable accommodation.
- Replacement of fenestration and rendering of property.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The principle of the development in 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 area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

- 4.3.3 The proposal seeks to introduce an entrance porch, a side extension and an outbuilding. The proposed extension would feature sympathetic built form and materials of construction to the fenestration and render proposed to the dwelling. It would be visible from Pudding Lane, but is not considered to be harmful to local character and vernacular. The proposed porch would face onto Pudding Lane and introduce a new primary entrance point to the dwelling. Given its traditional appearance, I consider that the porch would be acceptable in design terms. Changes to fenestration and the introduction of render would alter the character of the dwelling, however, given the variety of dwelling types and materials of construction locally, I do not consider that the change would be harmful. The proposed outbuilding would be sited to the southern boundary of the site, and would be obscured from view from the public realm. Some vantage points may be possible along the access track adjacent to this boundary, however, given that the garage would comprise an ancillary use to the main house, and would also feature traditional built form and materials, I consider that its design would be acceptable.

- 4.3.4 The adjacent property is Grade II Listed. Physical and visual separation between the application site and the setting of this heritage asset are considered to mitigate potential harm to this heritage asset. This is further mitigated by the traditional built form and materials of construction proposed to the extensions and outbuilding. The provisions within Policy HE1 of the Local Plan and Section 16 of the NPPF are considered to be complied with.
- 4.3.5 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on the Rural Area beyond the Green Belt

- 4.3.6 The objectives of the NPPF also include Section 15 (Conserving and enhancing the natural environment). In this regard, Policies CBG1 and CGB4 of the NHLP are consistent with the NPPF.
- 4.3.7 The application site lies on the fringe of Barley and is relatively close to open countryside in the Rural Area beyond the Green Belt. Policy CGB1 d) allows for extensions which relate to an existing rural building and Policy CGB4 a) allows for extensions to existing buildings in the Rural Area beyond the Green Belt where the proposed extensions are small scale and where the resultant buildings do not have a materially greater impact of the openness, purposes or general aims of the Rural Area beyond the Green Belt.
- 4.3.8 Given that the proposal only comprises approximately a 12% increase in built area, I am satisfied that the proposed works are of a minor scale and are policy compliant.

Impact on Neighbouring Properties:

- 4.3.9 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.10 The proposed extensions and outbuilding would be relatively isolated from nearby dwellings, and are therefore not likely to overbear or overshadow neighbouring properties. Furthermore, their single storey height and the site levels being set lower than most nearby properties further mitigates any dominance or loss of privacy that could arise. No neighbour objections were received.
- 4.3.11 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.12 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.13 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:

- 4.3.14 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 is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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.

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