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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Andrew Hunter.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                   | APPLICATION SITE                                                                    |
|--------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 25/01230/FPH             | Single storey front extension (amended<br>by plans received 07/07/25) | 8 The Stables<br><br>Pottersheath<br><br>Welwyn<br><br>Hertfordshire<br><br>AL6 9GR |

**Submitted Plan Nos**

8374-P20 8374-P21 8374-P22 8374-P23A 8374-P24A 8374-P25A

|        |                                         |
|--------|-----------------------------------------|
| D1     | Sustainable design                      |
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| SECN12 | Achieving well-designed places          |
| SECN13 | Protecting Green Belt Land              |
| SP5    | Countryside and Green Belt              |
| SP9    | Design and Sustainability               |

## 2.0 **Site History**

- 2.1 24/02930/FPH - Single storey rear extension linking existing garage to main dwelling with balcony area above following demolition of existing rear element, cladding to front of garage – Approved 17/02/25.
- 2.2 24/02827/FPH - Replacement raised roof including hip to gable roof extension; rear rooflights and insertion of side window at second floor level to facilitate loft conversion – Refused 05/02/25 for:
1. The proposal by reason of its design, height and size would not be in keeping with the locality, resulting in harm to the character and appearance of the area. Therefore, the proposal does not comply with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

## 3.0 **Representations**

- 3.1 None received.

## 4.0 **Planning Considerations**

#### 4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling with a pitched roof. The site is in a new residential development comprised predominantly of detached and semi-detached dwellings. The site is in the Green Belt.

#### 4.2 **Proposal**

- 4.2.1 The proposal is for a single storey front extension with a flat roof and projecting flat roof canopy that would replace an existing open front porch canopy.

#### 4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the principle is acceptable, design, and impacts on neighbour amenity.

##### Principle of Development

- 4.3.2 The site is in the Green Belt in the adopted Local Plan. Whether developments in the Green Belt are acceptable in principle will depend on whether they comply with the NPPF and Policy SP5 of the Local Plan, and if there are any other material considerations relevant.

- 4.3.3 The NPPF in paragraphs 154 and 155 sets out what development is not inappropriate in the Green Belt, with the relevant parts of those paragraphs stating:

*154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

*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;*

- 4.3.4 In assessing the proposal against the above criteria, the proposed development is considered to be an extension to the dwelling. The existing dwelling is new and is original.

- 4.3.5 The proposed extension would have the same floorspace as the existing open porch canopy it would replace (and slightly more should the space under the flat roof canopy be considered as new floorspace), with a similar overall height but slightly higher eaves due to its proposed flat roof design. The front extension would be a very small increase in volume and size of the original building.

- 4.3.6 The proposed enlargement is not therefore considered to be a disproportionate addition to the original building. The proposal is considered acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

##### Design

- 4.3.7 The proposed extension would be of a small size and scale in relation to the present dwelling. The proposed extension would be considered to be integrated acceptably with

the design and character of the dwelling. The flat roof projecting canopy will break up the area between the fenestration and the eaves.

- 4.3.8 The extension would retain the symmetry of the front elevation of No. 8 and the uniformity of the wider The Stables development. Impacts on the character and appearance of the locality would be small and acceptable. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

#### Neighbour amenity

- 4.3.9 The proposed extension will not have any greater impacts on neighbouring dwellings than the existing front porch canopy as it will have the same footprint and siting, will be of a similar size, and will be relatively far from the closest dwellings. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 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 **APPROVED**.

#### 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.

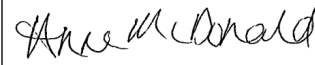
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse 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. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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.

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| <div data-bbox="254 762 357 802">Signed</div> <div data-bbox="261 856 574 919"></div> <div data-bbox="254 915 472 949">Anne McDonald</div> <div data-bbox="254 1083 518 1121">Determining Officer</div> | <div data-bbox="787 798 1252 1031">Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div data-bbox="254 1123 488 1161"><b>Date:</b> 9 July 2025</div>                                                                                                                                                                                                                        |                                                                                                                                                                                   |