

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02851/FPH	Single storey rear extension following demolition of existing conservatory (as amended by plans received on 6 March 2025)	31 Garden Fields Offley Hitchin Hertfordshire SG5 3DF

Submitted Plan Nos

PL01 PL02 PL03 PL04 PL05 PL10 PL11 PL06 PL07 PL08 PL09 PL12 PL13 PL14 PL15 PL16 PL17
PL101 PL110 PL111 PL112 PL113 PL115 PL116 PL117

1.0 Policies

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

2.0 **Site History**

2.1 No previous history.

3.0 **Representations**

3.1 **Neighbour Consultation** – 1x Representation:

- Queries impacts of works upon oak trees covered by tree preservation order.
- Potential impacts to roots from foundation digging.
- Concern regarding dominance from original scheme due to depth and height.
- Loss of light.

3.2 **Parish Council** – No formal objection. Requests reduction in scale and consideration of design and amenity impacts from original scheme.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 31 comprises a detached residential dwelling off Garden Fields, a residential road in Offley. A line of oak trees runs along the rear of No. 30 to 37 Garden Fields, and these are covered by a tree preservation order.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension. Amended plans have been received, reducing the depth of the extension to approx. 5m.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- 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 has been amended to reduce the depth, owing to objections relating to the total footprint and bulk of the extension, and its lack of subservience to the main dwelling and the overdevelopment of the plot. The reduced depth is considered to result in a suitable balance between subservience and retaining the undeveloped nature of the remainder of the plot. The built form of the extension would incorporate a flat roof and the external materials of construction would include a green wall, metal and timber cladding. Details regarding the appearance of the cladding and windows is to be confirmed, and I consider that a pre-commencement condition for these materials would be prudent. Generally, these materials would be a departure from the predominantly brick built dwellings of Garden Fields, however, there is some variety given the use of existing hanging tiles, and due to the siting of the extension to the rear, I do not consider that the extension would appear out of place in the street scene and would not harm the visual amenities of the public realm.

4.3.4 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 Neighbouring Properties:

4.3.5 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.

4.3.6 The application has been amended to reduce the depth of the extension, following concerns relating to the depth and bulk of the extension, the depth has been reduced to 5m. This would not significantly extend beyond the rear elevation of No. 30, owing to the siting of this dwelling within the plot, and the presence of extensions, and therefore, it is considered that the amended proposal would hold a suitable relationship with this

neighbour. With regards to No. 32, this neighbour is to the south, and is set forward of No. 31, and therefore, the extension projects beyond the rear of this neighbour by approximately 4.75m. Given the set-in from the boundary, and the single storey height of the extension, and its position to the north, I consider that the prospective impacts upon the occupiers at No. 30 would not be objectionable.

- 4.3.7 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:

- 4.3.8 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:

- 4.3.9 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:

- 4.3.10 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.

Other Matters:

- 4.3.11 The proximity of the extension to the tree group to the rear of these properties is noted. I consider that the reduced depth of the extension would suitably mitigate concerns regarding the relationship between the extension and these trees. Any works that would require the trees to be pruned would require an application, and I therefore consider that this would be a suitable mechanism for monitoring the works and their impacts to this tree group.

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.

3. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process 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.

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