

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01957/FPH	Single storey rear orangery.	Laundry Cottage Drivers End Codicote Hitchin Hertfordshire SG4 8TR

Submitted Plan Nos

DPL-25-10-5 DPL-25-10-7 DPL-25-10-6 DPL-25-10-4 DPL-25-10-3

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

2.0 **Site History**

2.1 Extensive planning history at this site. Relevant applications are as follows:

2.2 **04/00874/1HH** - Detached single storey building to enclose existing swimming pool and provide ancillary facilities.

Conditional Permission

2.3 **03/00855/1HH** - Two storey rear extension.

Conditional Permission

2.4 **88/01938/1** - Loft conversion over existing garage to provide additional living accommodation with first floor link to dwelling.

Conditional Permission

3.0 **Representations**

3.1 **Codicote Parish Council** – None received.

3.2 **Site Notice and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site a large, detached dwelling located on the northwest side of Drivers End Lane, Codicote. The property occupies a spacious plot including stables and a large outbuilding with a pool. The site is within the Green Belt.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a single storey rear orangery.

4.3 **Key Issues**

Green Belt

4.3.1 The site is within the Green Belt. Policy SP5 of the Local Plan directs these matters towards Section 13 of the NPPF. Paragraph 154(c) of the NPPF considers that development is inappropriate unless:

“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”.

4.3.2 The proposal is for a modest single storey orangery, measuring 2.3m deep, 7.1m wide and 2.8m in height. The extension would be finished in facing bricks, large glazed doors and a large roof lantern.

4.3.3 It is clear from the planning history that this site has been developed considerably, including the erection of a two-storey rear extension and a loft conversion to the dwelling itself, and a new single storey outbuilding over the swimming pool. All of these were considered acceptable and amount to additions above the existing dwelling, as per Paragraph 154 (c). If one was to consider the erection of the outbuilding as part of the development/additions to the host dwelling/original building, then it would almost certainly be considered a cumulatively disproportionate addition alongside the two-storey rear extension. However, this is considered overly preventative given the very modest scale of the proposed orangery in the context of the host dwelling, and the time that has passed from these decisions. Overall, in the spirit of Paragraph 154 of the NPPF, the proposal is not considered to be a disproportionate addition. The scheme is therefore not considered inappropriate development in the Green Belt.

Design

4.3.4 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not

dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

- 4.3.5 The proposal is a modest single storey orangery to a large dwelling on a spacious plot. Given its scale, external appearance and location, the proposal is deemed sympathetic to the host dwelling. This is in accordance with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The property is a large dwelling on a spacious plot. Given the scale of development proposed, it will not result in any harm to amenity.
- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms against the relevant Local and National planning policies.

4.5 **Alternative Options**

- 4.5.1 None.

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.

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: 25 September 2025	