

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00036/FPH	First floor rear extension with 2 no. Juliet balconies (including single storey rear extension already approved under planning application ref. no. 24/02930/FPH granted 17.02.2025). Insertion of first floor side window.	8 The Stables Pottersheath Welwyn Hertfordshire AL6 9GR

Submitted Plan Nos

8374-P40 8374-P41 8374-P42 8374-P43 8374-P44 8374-P45 Rev A 8374-P46 8374-P47 8374-P48

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

SECN12 Achieving well-designed places

SECN13 Protecting Green Belt Land

SP1 Sustainable development in North Herts

SP5 Countryside and Green Belt

2.0 **Site History**

2.1 **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.

2.2 **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
Conditional Permission

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 first floor rear extension with 2 no. Juliet balconies. Proposed single storey rear extension already approved under planning application ref. no. 24/02930/FPH granted 17.02.2025. Insertion of first floor side window.

- 4.2.2 Materials include brickwork to match existing and timber boarding in black to the front of garage and link.

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 first floor (including ground floor already approved) extension would enlarge the original building by approx. 32%.
- 4.3.6 The proposed enlargement is not considered to be a disproportionate addition to the original building on its own and cumulatively. 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 first floor rear extension would be of a have a similar form and use materials to match the existing. The proposed extension would be considered to be integrated acceptably with the design and character of the dwelling and its first floor rear projection.
- 4.3.8 The extension would be substantially obscured in the street scene by the present house and garage, with only a small part of it being visible. This part of the extension would be sited behind the main rear wall of the house and would have limited visibility and impacts on the street scene and locality.
- 4.3.9 Given the size of the existing plot and remaining garden area available, no harm would occur to the occupiers of the resultant dwelling in respect to their amenity and access to private outdoor space.

- 4.3.10 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

- 4.3.11 The proposed extension is not considered to harm the amenity of either neighbour as it will be set away substantially from both rear party boundaries. The new window on the side is shown to be obscured, this will be conditioned to safeguard any loss of privacy to the neighbour at No. 9
- 4.3.13 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. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.
2. 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.

3. 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.

4. The external bricks of the approved extension shall be of a similar appearance to those of the host dwelling, unless otherwise agreed in writing with the LPA.

Reason: In the interests of character and appearance. To comply with Policy D1 of the Local Plan.

5. The windows at first floor level on the south west elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

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: 27 February 2026	