

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00026/FPH	Two storey rear extension, single storey front extension, installation of no.2 chimneys, removal of no.1 existing chimney and external cladding. Erection of detached triple garage and installation of additional hardstanding (as amended by plans received 19th February 2026)	Cocks Lodge Sandon Buntingford Hertfordshire SG9 0RF

Submitted Plan Nos

212-08-C 212-10-C Location plan 212-01-C 212-02-C 212-03-C 212-05-C 212-06-C 212-07-C

1.0 Policies

CGB4	Exist buildings in the RA Beyond GB
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Planning History**

2.1 **00/01332/1HH** - Two storey side extension.

Conditional Permission

3.0 **Representations**

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

3.2 **HCC Right of Way** – *“There are two Public Rights of Way that cross the site, during construction works, the footpaths, Sandon Footpath 11 and Sandon Footpath 32 must remain open and unobstructed at all times. If, for safety reasons, it is necessary to close either or both of these paths then a Temporary Traffic Regulation Order must first be applied for and granted before any works or closure can take place.*

The plans show a new parking area to the west of the buildings, beneath Footpath 11; before, during, and after the development, vehicles must not be left blocking access to the footpath as this would be an Obstruction as per Section 137 of the Highways Act 1980.

It should also be noted that Footpath 32 is actually located further to the west, passing over the vehicle track, than shown on the proposed site plan. Please see the online version of the Definitive Map: <https://webmaps.hertfordshire.gov.uk/row/row.htm> it is important that this footpath is not obstructed in any way.

Any spillage of materials or damage to the surface of the Rights of Way must be repaired by the developer to a standard acceptable by Hertfordshire County Council”.

3.3 **North Herts Ecology** – None received.

3.4 **Sandon Parish Council** – *“Sandon Parish Council would like you to please consider the location of the footpath in relation to the proposed garage”.*

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached dwelling occupying a sizable plot located in Sandon. The site benefits from an existing access leading to a field gate/track between two paddocks,

which then leads to the dwelling and its associated land. There are two public rights of way through the site (Sandon Footpath 11 and Sandon Footpath 32).

- 4.1.2 The site is within the Rural Area beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a two-storey rear extension, single storey front extensions, installation of no.2 chimneys, removal of no.1 existing chimney and external cladding. Erection of detached triple garage and installation of additional hardstanding (as amended by plans received 19th February 2026)

4.3 **Key Issues**

- 4.3.1 The key considerations are the principle of development, design and the impact on the amenities of neighbouring properties.

Principle of Development

- 4.3.2 The site is within the Rural Area beyond the Green Belt. It is an existing dwelling and therefore, Policy CGB4 of the Local Plan is relevant. This states:

“Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:

b) Any existing building to be converted for re-use does not require major extension or reconstruction;

c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and

d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them”.

- 4.3.3 The proposal is essentially in two parts, the extensions and alterations to the host dwelling itself and the erection of the detached triple garage. Taking the extensions and alterations to the dwelling initially, the existing dwelling occupies a footprint of approx. 112sqm which is inclusive of the modest extension approved under ref: 00/01332/1HH. The proposed two-storey rear extension and single storey front extensions will increase the footprint of the dwelling to approx. 181sqm. This amounts to approx. 60% increase in the footprint of the dwelling, which is quite significant in terms of increase. However, under part c of Policy CGB4, the test is whether or not the resultant building would result in a materially greater impact on the openness of the Rural Area beyond the Green Belt. In this case, it is acknowledged that the majority of new development is proposed on the rear with the two-storey extension, the front extensions are modest single-storey elements, and these will be the most visible parts of the development. The rear extension will largely be screened from most views by the existing dwelling, and in any case, this is a rather modest dwelling occupying a very large plot which can accommodate a development such as this without being overdevelopment or resulting in significant harm to openness. As such, taking this in the round, it is considered that the extensions to the dwelling are largely compliant with Policy CGB4 of the Local Plan as

whilst some impact on openness is acknowledged, this is not considered significant or materially adverse.

- 4.3.4 Taking the proposed triple garage next, this matter has been amended throughout the course of the application. The location, scale and visual appearance of the detached garage, through consultation with Officers, has been amended to site the building in the north-eastern corner of the property, whilst not infringing on the existing public footpath. This location is considered the most reasonable as it tucks the building away in the corner, like the existing outbuilding on site opposite, so it is read in the context of the adjacent paddock land. Furthermore, and in this context, the scale of the building has been reduced and its external appearance amended from a dual-pitched triple bay garage to a flat roofed double bay garage with store that looks more like a stable building, which is considered more appropriate as stable buildings are often in more isolated positions and this would be sited next to a paddock. This is considered reasonable and whilst it is acknowledged that part d) of Policy CGB4 does require that outbuildings are sited as close to the main dwelling as possible and are visually subordinate to them, the site conditions, including topography and the existing public footpaths, are such that this location and associated appearance are considered a suitable compromise against this policy.
- 4.3.5 Overall, the proposal is considered broadly compliant with Policy CGB4 of the Local Plan.

Design

- 4.3.6 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.
- 4.3.7 The application seeks planning permission for the erection of a two-storey rear extension, single storey front extensions, installation of no.2 chimneys, removal of no.1 existing chimney and external cladding. The two-storey rear extension would extend the full width of the property, with a pair of gable end roofs with matching ridge and eave heights. The rear extension would be finished in light coloured render and slate roof tiles with white Georgian bar uPVC windows. The proposed single storey front extensions are a pair of identical elements either side of the central gable end, with modest dual-pitched roofs finished in weatherboard cladding. The single chimney on the dwelling is to be removed and replaced by two new chimneys on either side of the roof ridge. The front gable end element of the host dwelling will be finished in weatherboarded cladding, retaining the brick on the side elements. The proposal also looks to erect a detached triple garage and installation of additional hardstanding. The garage building is designed to look like a flat roofed double bay garage with store that looks more like a stable building, with the areas in front of the garage building covered in 20m gravel hardstanding.
- 4.3.8 It is considered that the proposed development is acceptable in design terms. The extensions to the dwelling are sizable, largely due to the two-storey rear element, but

this is a modest dwelling on a very large plot which can suitably accommodate the proposals. The form and materials are appropriate in this rural context. As already discussed, the proposed garage which looks like a stable building is considered acceptable in this rural context and when read against the adjacent paddock land. Given how isolated this site is, the development will only be visible by those using the public footpaths, there is no street scene presence.

- 4.3.9 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.10 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.
- 4.3.11 The site is so isolated that it does not have any neighbours that would be impacted by the proposal in terms of overlooking, overdominance and loss of daylight/sunlight.
- 4.3.12 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Public Right of Way

- 4.3.13 There are two public footpaths through the site which the proposal has considered and sought to avoid through siting of new development, which is acknowledged by HCC in their formal response who do not raise any objections. Given this, there are no objections to the application in public right of way matters and this has been satisfactorily addressed for the Parish Council as per their comments. Compliance with the HCC Right of Way comments should be ensured.

Biodiversity Net Gain

- 4.3.14 The proposal is exempt from the mandatory 10% BNG.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies CGB4, D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A

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.

3. The development hereby permitted shall only be finished in those materials as shown on the approved plans and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in-keeping with the host property and 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 positive engagement with the applicant 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.

Informative/s:

1. There are two Public Rights of Way that cross the site, during construction works, the footpaths, Sandon Footpath 11 and Sandon Footpath 32 must remain open and unobstructed at all times. If, for safety reasons, it is necessary to close either or both of these paths then a Temporary Traffic Regulation Order must first be applied for and

granted before any works or closure can take place.

The plans show a new parking area to the west of the buildings, beneath Footpath 11; before, during, and after the development, vehicles must not be left blocking access to the footpath as this would be an Obstruction as per Section 137 of the Highways Act 1980.

It should also be noted that Footpath 32 is actually located further to the west, passing over the vehicle track, than shown on the proposed site plan. Please see the online version of the Definitive Map: <https://webmaps.hertfordshire.gov.uk/row/row.htm> it is important that this footpath is not obstructed in any way.

Any spillage of materials or damage to the surface of the Rights of Way must be repaired by the developer to a standard acceptable by Hertfordshire County Council.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 27 February 2026	