

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00523/FPH	Single storey extension to existing detached outbuilding and alterations to existing fenestration.	Brayscroft Willian Church Road Willian Letchworth Garden City Hertfordshire SG6 2AF

Submitted Plan Nos

BD/23/14/OS1c BD-23-14-L1a BD-23-14-L2b BD-23-14-L3b

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding

2.1 11/01377/1HH - Single storey front link extension between existing garage and dwelling.
Conditional Permission.

2.2 91/00904/1 – 1st floor side extension
Granted.

2.3 80/01734/1 – Erection of two storey and single storey extensions.
Conditional Permission.

3.0 **Representations**

3.1 **HCC Archaeology** – No comment.

3.2 **Letchworth Garden City Heritage Foundation** – None received.

3.3 **Site Notice & Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a detached two storey dwelling on the south side of Willian Church Road within a residential part of Willian. The site is within the Willian Conservation Area and within the Green Belt.

4.2 **Proposal**

- 4.2.1 Single storey extension to existing detached outbuilding and alterations to existing fenestration.
- 4.2.2 The proposal seeks to create an L-shape that would be approximately 10.5m in length, 6.36m in depth. Adding a front / rear gable to the existing hipped roof. The roof would have eaves at 2.4m and a peak at 3.87m. The proposed materials are black bitumen felt shingles roof, coloured fibre cement boarding and white uPVC doors and windows to match the existing.

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties.

Whether the proposed development would be inappropriate development in the Green Belt

- 4.3.2 The NPPF sets out guidance for proposals affecting the Green Belt. Paragraph 154 states that

“Development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- 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;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.”*

- 4.3.3 The proposal seeks to extend the existing outbuilding within the Green Belt. Although the extension would constitute a large addition in comparison to the size of the existing outbuilding it is acknowledged that a larger outbuilding of incidental usage that was set off the boundary could be erected by the applicant under permitted development rights. Furthermore, the applicant benefits from a large garden, the extension to the outbuilding would be sited close to the dwellinghouse itself and therefore any harm to the openness of the area is reduced. I therefore do not consider that it would be reasonable to warrant a refusal on this basis.

Design, Appearance and Impact on the Conservation Area

- 4.3.4 The outbuilding has been designed with a pitched roof and materials to respond positively to the host dwelling and the wider conservation area. The fenestration has been designed to face inwards towards the site, the elevation which could be seen from the public realm (the rear façade) is minimalistic with a small window. In my view, the outbuilding as seen from the public realm would not be a harmful to the character and appearance of the dwelling or the wider conservation area.
- 4.3.5 The proposal would comply with policies D1, D2 and HE1 of the Local Plan and Section 12 of the NPPF.

Impact on the Amenity of Neighbouring Properties

- 4.3.6 The neighbouring properties are set back sufficiently from the site. It is my view that this development would not result in any harm to neighbouring amenity.
- 4.3.7 The site features a large garden; the acceptable design and scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.8 This development is therefore considered in accordance with Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The dwelling benefits from a large driveway, the proposal would not affect this provision. As such the proposal is compliant with Policy T2 of the Local Plan.

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.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D3, HE1 and T2 of the NHLP 2011-2031 and Sections 2, 12, 13 and 14 of the NPPF 2023.

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.

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: 1 May 2025	