

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00431/FPH	Single storey side extension.	2 Bury Cottages St Marys Church Road Little Wymondley Hitchin Hertfordshire SG4 7JN

Submitted Plan Nos

Location Plan 2-25.6 2-25.3 2-25.2 2-25.1

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 Various applications for extensions.

3.0 **Representations**

3.1 **Neighbour Consultation** – 1x Support – Queries man hole cover in garden and access.

3.2 **Parish Council** – No representation.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 2 Bury Cottages comprises half of a pair of semi-detached dwellings off St Marys Church Path, near to Little Wymondley.

4.2 **Proposal**

4.2.1 Planning Permission is sought for the erection of a single storey side extension.

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 proposed development would be to the side elevation of the dwelling, within the main garden of the dwelling. The extension would feature a pitched roof and an angled footprint due to its proximity to the boundary with the neighbouring property to the rear. Materials of construction are proposed to complement the existing dwelling. It is noted that the existing dwelling benefits from enlargements, and cumulatively, the existing and proposed development would amount to significant enlargements of the dwelling. Given the substantial plot size, together with the single storey nature of the development, I do not consider that the proposed development would result in unacceptably large extensions over the scale of the original dwelling.

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 No. 1 is the adjoining neighbour, and is to the south of the application property. Michaelmas Cottage and Potterdale adjoin the site to the west, and their rear boundaries would be adjacent to the proposed extension. Given the single storey nature of the

development, together with its siting away from No. 1, I do not consider that the development overbear or dominate this neighbour. It is noted that a representation was received from the occupants of No. 1, querying the impacts of the development upon access to a man hole and pipes. This is not a material planning consideration and cannot be given weight. With regards to the neighbours to the west, both properties benefit from a hedge or a tall fence on their shared boundary. Furthermore, the distance from these dwellings to the proposed extension is considered to mitigate visual impacts and potential loss of light. The single storey height would not allow for unacceptable overlooking into neighbouring plots. No neighbour objections were received.

- 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.

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. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: 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. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 April 2025	