

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02341/FPH	Two storey rear extension including first floor side balcony platform, dormer windows and rooflights. External cladding	The Lodge Shillington Road Pirton Hitchin Hertfordshire SG5 3HB

Submitted Plan Nos

LODGE-10-001 LODGE-10-002 LODGE-10-010 LODGE-10-011 LODGE-10-012 LODGE-10-013 LODGE-10-014
LODGE-10-015 LODGE-10-020 LODGE-10-021 LODGE-10-022 LODGE-10-023 LODGE-10-024
LODGE-10-025 LODGE-10-026 LODGE-10-027 LODGE-10-028

1.0 Policies

CGB1	Rural Areas beyond the Green Belt.
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
SECN9	Promoting sustainable transport
T2	Parking
SP9	Design and Sustainability
SP6	Sustainable transport
SP5	Countryside and Green Belt

Pirton Neighbourhood Development Plan

Policies PNP 3, PNP 13

2.0 Relevant site history

- 2.1 24/01011/FPH - Two storey rear extension including first floor side balcony platform, dormer windows and rooflights. External cladding – Withdrawn 15/07/24.
- 2.2 24/00544/FPH - Two storey rear extension including first floor side balcony platform, dormer windows and rooflights. External cladding – Refused 24/04/24 for:
1. The proposed extension, by reason of its size, siting, design and form, would not be acceptable in principle in the Rural Area beyond the Green Belt, and would not be in keeping with the character and appearance of the dwelling and locality. The proposal would not comply with Policies CGB1, CGB4, D1 and D2 of the Local Plan, Section 12 of the NPPF, and Policy PNP 3 of the Neighbourhood Plan.
- 2.3 23/02734/FPH - Two storey rear extension including first floor side balcony platform, dormer windows and rooflights. External cladding - Withdrawn 07/02/24.

3.0 Representations

- 3.1 **Parish Council** - Although we do not formally object to this application, we have the following observations to make:

Whilst the architectural design of the proposed extension is attractive, and uses space well, the extension is, nonetheless, very large, almost as large as The Lodge itself. Extensions should be subservient to the main property: Pirton Neighbourhood Plan policy PNP 3.1. See also PNP3.2.

The site is in a fairly isolated location, in the countryside, with relatively dark skies. Care needs to be taken to ensure that the extension does not increase light pollution from glassed areas, although it would seem that the area of glass and velux window is somewhat reduced from previous applications.

The materials to be used do not match the construction materials of The Lodge itself. NHDC should satisfy itself that the materials are sensitive and complementary to the host building: PNP3.3.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site is a detached chalet bungalow dwelling with a pitched roof with a detached garage. The dwelling is isolated within rural agricultural countryside. The site is within the Rural Area beyond the Green Belt.

4.2 Proposal

- 4.2.1 A two storey rear extension with a pitched roof, rear dormers, and side balcony. The number of bedrooms would be increased from three to four.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the development is acceptable in principle, design, neighbour amenity, and parking.

Principle

- 4.3.2 The site is an existing building in the Rural Area beyond the Green Belt (RA). The most relevant Local Plan Policy is CGB4, which states:

- a) 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.*

This Policy is linked to Policy CGB1, which states:

In the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development:

- a) Is infilling development which does not extend the built core of a Category B village;*
- b) Meets a proven local need for community facilities, services or affordable housing in an appropriate location;*
- c) Is strictly necessary for the needs of agriculture or forestry;*
- d) Relates to an existing rural building;*
- e) Is a modest proposal for rural economic development or diversification; or*
- f) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.*

- 4.3.3 Policy CGB4 is the key Local Plan Policy to assess whether the principle of the proposed development is acceptable in the RA. Of that Policy, parts b) and d) are not relevant to the current proposal. Part c) states:

- 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);*

The general policy aims of the RA is set out in Local Plan Policy SP5 (d), which states:

We support the principles of the Green Belt and recognise the intrinsic value

of the countryside. Green Belt and Rural Areas Beyond the Green Belt are shown on the Policies Map. We:

d) Will operate a general policy of restraint in Rural Areas beyond the Green Belt through the application of our detailed policies.

- 4.3.4 The extension would not be small, however it's considered to appear smaller than the host dwelling, and would not have significant visibility and impacts to the wider locality. The extension would be smaller and less visible than that refused under 24/00544/FPH, and is considered to have overcome those concerns. The proposal is considered acceptable in principle, and complies with Policies CGB1 and CGB4 of the Local Plan.

Design

- 4.3.5 The design approach would repeat the chalet bungalow design of the host dwelling using similar pitched roofs and dormers, and is considered acceptable in this respect. The extension would use more glazing relative to the host dwelling, however as much of this glazing would be on the ground floor and would not be visible from outside the site, it is not considered harmful.
- 4.3.6 The extension as stated above due to its size and siting would have limited and acceptable impacts on the character and appearance of the wider locality. The proposal complies with Policies D1 and D2 of the Local Plan, Section 12 of the NPPF, and Policy PNP 3 of the Neighbourhood Plan.

Neighbour amenity

- 4.3.7 The dwelling is isolated with no nearby neighbours, with Pirton Hall to the north being too far away to be affected. As such, the proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the adopted Local Plan.

Parking

- 4.3.8 The proposal will increase the number of bedrooms from three to four. The site has at least three parking spaces in its curtilage, and complies with minimum parking standards. The proposal complies with Policy T2 of the Local Plan, Section 9 of the NPPF, and Policy PNP 13 of the Neighbourhood 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 **GRANTED**.

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.

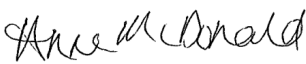
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The bricks and tiles of the approved extension shall be of a similar appearance to those of the existing dwelling.

Reason: In the interests of character and appearance of the development and locality. To comply with Policies D1 and D2 of the Local Plan.

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: 12 December 2024	

