

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00180/FPH	First floor side extension and lengthening of existing front porch roof	3 Manley Highway Cottages Pirton Road Hitchin Hertfordshire SG5 2ES

Submitted Plan Nos

Location Plan Proposed Block Plan P1 P2

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 **Relevant Site History**

2.1 17/01440/1HH - Single storey side extension

2.2 02/01206/1HH - Two storey side extension (as amended by drawings received 22nd October 2002)

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is an end terrace two storey dwelling on the north side of Pirton Road. The dwellings are located outside the settlement boundary for Hitchin and are located within the Green Belt. The dwellings are served by a private road known as Manley Highway. This street consists of 6 dwellings with the front two oriented parallel to Pirton Road and the remaining 4 oriented perpendicular and sit to the rear of the front two. The row of dwellings has red brickwork to the front and white render to the side.

4.2 **Proposal**

- 4.2.1 The proposal seeks to add a first floor to the existing lean-to side extension built under ref: 17/01440/1HH
- 4.2.2 The approximate dimensions of the extension would be approximately 6.2m in depth, 2.8m in width would continue the existing gable roof with eaves at 5m and a ridge at 8m in height.
- 4.2.3 The proposed materials would be facing brickwork and render to match, plain tiles, white uPVC windows and doors to match existing.

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.

Principle

- 4.3.2 The site is located in the Green Belt. Policy SP5 of the Local Plan states that the Council will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated.
- 4.3.3 Policy SP5 refers to the 2024 National Planning Policy Framework (NPPF) which sets out exceptions to inappropriate development in the Green Belt. Part c) of 154 states *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 Whilst the dwelling has already been previously extended from its original form and the extension would increase the floorspace of the dwelling, it would not increase the foot print of the dwelling. Therefore, it is my view that the proposal would not result in a disproportionate enlargement to the original dwelling and is not inappropriate development within the Green Belt.
- 4.3.5 Given the above considerations it is my view that the proposed development would be compliant with the national and local planning policy regarding development in the Green Belt.

Design and Appearance:

- 4.3.6 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2

of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.7 The proposed extension would be a relatively modest addition and would have a sympathetic roof form and materials. I do not consider that the proposed development would be harmful to the character and appearance of the locality.

4.3.8 The proposal complies with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.9 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NPLP.

4.3.10 The proposed development would be visible from the rear windows of No.1 and No.2 Manley Highway Cottages. The development would be set back from these dwellings by approximately 6.2m. The proposed extension would continue the existing side gable and therefore would maintain a similar relationship with no.1. Whilst the proposal would bring the bulk of the dwelling closer to the boundary line with No.2 this area of land is open to the street scene and is in use as a driveway / outbuilding. In my view, the development would be set back from the dwelling to not harm private amenity.

4.3.11 The proposed side window would be obscure glazed to prevent overlooking of neighbouring amenity.

4.3.12 The proposal therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

4.3.13 The proposed development would result in the creation of an additional bedroom, making the property a 3-bedroom dwelling. The dwelling still provides 2 parking spaces within the front garden and therefore complies with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

4.3.14 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.

Environmental Implications:

4.3.15 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

- 4.3.16 The proposed development, 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 and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP5, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 March 2025	