

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01877/FPH	Installation of rear patio door and two picture windows to existing rear elevation.	1 Pledgers Place Barkway Royston Hertfordshire SG8 8DQ

Submitted Plan Nos

24058 - 001 24058 - 010

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 **19/02259/FPH** - Single storey side extension to link dwelling with existing garage to facilitate conversion of part of garage to habitable accommodation.

Conditional Permission

2.2 **16/01689/1HH** - Installation of roller garage doors to existing cart lodge.

Conditional Permission

2.3 **14/02467/1** - 2 x 4-bed detached dwellings, cart shed providing parking for 2 cars for each dwelling and associated amenity areas following demolition of existing industrial buildings (as amended by plans received 26 November 2014).

Conditional Permission

3.0 **Representations**

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

3.2 **Barkway Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a barn style dwelling in Barkway, on the western side of the High Street. Access to the site is between no.102 and no.106 High Street, and the application property is one of two residential units. The dwelling in question benefits from a detached double-cart shed and sizeable parking area. The property has had its permitted development rights removed through Classes A to E of the GPDO 2015.

4.2 **Proposal**

4.2.1 Planning permission is sought for the installation of rear patio door and two picture windows to existing rear elevation.

4.3 **Key Issues**

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

Design

- 4.3.2 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.
- 4.3.3 This proposed development seeks to install a patio door and 2NO long, narrow windows into the rear elevation of the dwelling. The door and windows would be finished in white uPVC, to match the host property.
- 4.3.4 The proposed development is considered acceptable in design terms, given the modest nature of the scheme. The materials will match the host dwelling which is appropriate.
- 4.3.5 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

- 4.3.6 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.
- 4.3.7 Given the nature and scale of the development, it is unlikely to result in any material harm to the reasonable living conditions and well-being of neighbours. The windows will overlook an overgrown area of trees to the rear, with no neighbours to be affected.
- 4.3.8 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.9 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due to it falling under the scope of the 'de minimis' exemption as this is a householder application.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies 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.

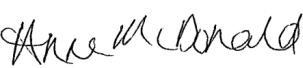
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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.

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: 15 October 2024	

