

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00585/FPH	Single storey front infill extension and single storey rear orangery following demolition of existing conservatory. Open sided front porch canopy and installation of front entrance steps. Alterations to fenestration and pitched roofs over 4 existing windows. External render and rear hard landscaping. Alterations to front driveway and access	Springwood Kimpton Road Oakhills Welwyn Hertfordshire AL6 9NN

Submitted Plan Nos

RF1024-100A RF1024-101 RF1024-102A RF1024-103 RF1024-104A RF1024-105

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
SECN9	Promoting sustainable transport
SP5	Countryside and Green Belt
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability
T1	Assessment of transport matters

2.0 **Relevant site history**

- 2.1 06/00532/1PUD - Detached double garage – Not required 23/05/06.
- 2.2 04/00358/1HH - Single storey side extension – Approved 28/04/04.
- 2.3 01/00936/1HH - Two storey side and two storey front extensions to include front porch and rear conservatory (variation of planning permission reference 00/01784/1HH granted on 17.01.01) – Approved 13/08/01.
- 2.4 00/01784/1HH - Two storey side and two storey front extensions to include new porch. Rear conservatory (variation of planning permission ref. 00/01199/1HH granted) – Approved 17/01/01.
- 2.5 00/01199/1HH - Two storey side and two storey front extensions to include new porch. Rear conservatory – Approved 03/10/00.

3.0 **Representations**

- 3.1 **Ecologist** - I have no objection to the above application but as the site is surrounded by woodland and the conservatory to be replaced has a tiled roof the following informative should be added please.
- 3.2 **Highways Officer** - Oakhill Drive is a private road and Highway Authority is limited in the extent to which it is able to comment on the application, as the site takes its access from a private road and the Highway Authority has no jurisdiction over it.

The proposals do not propose any alterations to the junction with Kimpton Road and Oakhill Drive. The remainder of the proposed works are for external aesthetics none of which are a concern to the Highway Authority. Therefore the Highway Authority would not wish to comment.

- 3.3 **Welwyn Hatfield Borough Council** - Welwyn Hatfield Borough Council would like to request that the application is determined in accordance with national and local planning policies, including its appropriateness within the Green Belt and the impact on the surrounding landscape and ecological features.

It is also requested that all consultation responses received from Welwyn Hatfield Borough Council residents are taken into consideration when assessing the above application.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey detached dwelling with a pitched roof. The dwelling is on higher ground than the public highway. Rear party boundaries are comprised of vegetation.

The site is in an area of predominantly rural character, with a small number of dwellings nearby. The site is within the Green Belt.

4.2 **Proposal**

- 4.2.1 The application is for a single storey front infill extension under an existing first floor projection, a single storey rear orangery that would replace a conservatory, an open-sided front porch canopy with front entrance steps, altered openings on the front and rear elevations and the NW side elevation, pitched roofs above front and rear openings, external rendering of all elevations, alterations to hard landscaping at the front of the site and its access.

4.3 **Key Issues**

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

Principle

- 4.3.2 The site is in the Green Belt in the adopted Local Plan. Whether developments in the Green Belt are acceptable in principle will depend on whether they comply with the NPPF and Policy SP5 of the Local Plan, and if there are any other material considerations relevant.

- 4.3.3 The NPPF in paragraphs 154 and 155 sets out what development is not inappropriate in the Green Belt, with the relevant parts of those paragraphs stating:

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

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;

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

ii. engineering operations;

- 4.3.4 In assessing the proposal against the above criteria, the alterations to the hardstanding and access are to be considered under h) ii. These alterations are considered modest and would result in less development due to the proposal lowering the existing driveway. These proposed works are not therefore considered inappropriate development in the Green Belt.

- 4.3.5 The other proposed works relate to the main dwelling, and therefore are to be considered under c). Of these works, the proposed alterations to openings and the new rendering would not enlarge the building (with the size of the building being decreased as a first floor front bay window would be changed to a casement window flush with the relevant wall it would be within).

- 4.3.6 The proposed single storey front infill extension would infill a space under a first floor front extension which is used as decking enclosed by poles and railings. This decking area is considered to be part of the existing built envelope of the dwelling, therefore the proposed infill extension would not be considered to be a material enlargement.
- 4.3.7 The proposed rear orangery would have a larger footprint than the conservatory it would replace, however it would have a lower roof height due to its proposed flat roof design. The rear orangery would not therefore be considered to result in a materially greater impact on the Green Belt than the existing conservatory.
- 4.3.8 The other proposed works to the dwelling comprise a new open front porch with steps, and four pitched roof features above front and rear openings. These additions would individually and cumulatively be small in size and scale, and are considered to result in similar impacts on the openness of the Green Belt when the removed rear conservatory and front bay window are taken into consideration. The proposal would not be inappropriate development in the Green Belt, and is considered acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Design

- 4.3.9 Numerous works are proposed to the dwelling and the site, however individually and cumulatively they're considered small, and would be in keeping with the character and appearance of the dwelling and the site. The trees protected by a TPO would not be affected. Impacts on the wider locality would be limited due to the dwelling being set back from the highway and by being substantially obscured by trees and vegetation. The proposals are of an acceptable design. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.10 The proposed works would be of a small size and scale individually and cumulatively, and are not considered to result in greater impacts on neighbouring dwellings than the existing dwelling. Impacts on amenity are acceptable, and the proposal complies with Policy D3 of the Local Plan.

Highways and parking

- 4.3.11 The alterations to the access are considered acceptable given the lack of objections from the highway authority. The site would have parking provision for at least two cars, which is acceptable. The proposal complies with Policies T1 and T2 of the Local 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.

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.

Informative/s:

1. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure, or kill bats; damage or destroy a breeding or resting place; obstruct access to their resting or sheltering places; intentionally or recklessly disturb a bat while it's in a structure or place of shelter or protection. Planning consent for a development does not provide a defence against prosecution under these acts. It is the legal responsibility of the contractor to check for bats, should bats be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 May 2025	