

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00759/FPH	Insertion of three front dormer windows to create additional accommodation at first floor level and insertion of rooflight to existing ground floor rear element.	Puddle End The Close Hinxworth Baldock Hertfordshire SG7 5HS

Submitted Plan Nos

GM/327/A1/01 GM/327/A1/02 GM/327/A1/03 GM/327/A1/04

1.0 Policies

CGB3	Rural workers dwellings
D1	Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

HE1 Designated heritage assets

HE4 Archaeology

SECN12 Achieving well-designed places

SECN16 Conserve + enhance historic environment

2.0 **Planning History**

2.1 None.

3.0 **Representations**

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

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached dwelling located on The Close, Hinxworth. The property occupies a sizable plot and is adjacent to Homefield which leads to more properties to the rear. The property is within the Rural Area beyond the Green Belt, Hinxworth Conservation Area, and an Archaeological Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the insertion of three front dormer windows to create additional accommodation at first floor level and insertion of rooflight to existing ground floor rear element.

4.3 Key Issues

- 4.3.1 The key considerations are the Rural Area beyond the Green Belt, design, heritage assets, the impact on the amenities of neighbouring properties, biodiversity net gain, and archaeological implications.

Rural Area beyond the Green Belt

- 4.3.2 The site is an existing building in the Rural Area beyond the Green Belt. Policy CGB4 deals with such instances and 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”.

- 4.3.3 The proposal seeks to insert 3NO dormer windows on the front roof slope and a single rooflight in the existing rear element, so part c) is relevant. It is acknowledged that the 3NO dormers would be noticeable changes to the properties principle elevation which is currently a shallow lean-to from the front. However, this property and indeed its immediate neighbours on The Close, are set back from the High Street and do not have any real or meaningful contribution to the openness of the Rural Area beyond the Green Belt, given the dense tree cover in front that effectively screens them from view. Therefore, it is considered that whilst the 3NO dormers will be noticeable when standing directly in front of the property on The Close, the impact on openness will be minimal from a wider context, such that the proposal would not conflict with Policy CGB4 of the Local Plan.

Design

- 4.3.4 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, outbuildings and other alterations will be granted if the proposal 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
- 4.3.5 The proposal looks to insert 3NO dormer windows on the front roof slope. The three dormers will vary in size, with the left of the three being the widest and tallest and the centre of the three being the narrowest and shortest; the remaining dormer on the right is in between the two. All three dormers would have a pitched, gabled roof form and be finished in a light coloured render, concrete interlocking tiles and white woodgrain uPVC

windows. The proposal also looks to install a single rooflight on the existing single-storey rear element.

- 4.3.6 It is considered that the development is acceptable in design terms. Whilst the 3NO dormers are noticeable changes to the front elevation, they sit lower than the properties main ridge line, are set in from the side elevations and set above the existing eave lines, which ensures they are subordinate to the host dwelling which is a sizable property which can accommodate development of this scale. Moreover, the immediate neighbour The Wolery has 2NO front dormers of similar size and appearance to the proposal, so it will be in keeping with this prevailing character. The proposed materials are appropriate and sympathetic to the existing property and other neighbouring dwellings on The Close. Again, whilst noticeable changes, it is considered that the scheme will not result in material harm to the character and appearance of the street scene, given the degree of screening by existing landscaping.
- 4.3.7 The proposal is therefore deemed acceptable in design terms and in accordance with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Heritage Assets

- 4.3.8 The site is within the Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers, in conservation areas *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.
- 4.3.9 The proposed development will retain the traditional character of this part of the Conservation Area, which is not considered to significantly contribute to historic character. The properties on The Close have limited heritage value and they are largely screened from view from the High Street. Therefore, the development will not result in any level of harm to the special character or appearance of the Conservation Area. This is in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.10 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.
- 4.3.11 The host property benefits from a single detached neighbour, due west, The Wolery. Given the location of the proposed dormers in the front roof slope, the direction of new windows facing towards the High Street, and the set forward relationship between the host and neighbouring dwellings, the development is not considered to result in any materially adverse harm to the reasonable living conditions and well-being of neighbours, with respect to overbearingness, loss of privacy, loss of outlook and loss of daylight/sunlight. This is in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.12 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.

Archaeological Implications

- 4.3.13 The site is within an Archaeological Area. Given that the proposal does not include any ground works or foundations, there are no concerns in this regard that the development will result in harm to assets of archaeological importance, in accordance with Policy HE4 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms in accordance with the relevant local and national planning policies.

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 extensions hereby permitted shall only be finished in the materials as stated on the application form and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in-keeping with the host property and 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 May 2025	