

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01173/FPH	Single storey rear and two storey side extension including alterations to existing street fenestration and demolition of existing chimney stack (as amended by plans rec'd 27 June 2025)	The Cottage Todds Green Stevenage Hertfordshire SG1 2JE

Submitted Plan Nos

Location Plan Site Plan KB0425.PL01 KB0425.PL02 KB0425.PL10 REV A KB0425.PL11 REV A
KB0425.PL12 REV A KB0425.PL13 REV A KB0425.PL14

1.0 Policies

SP5	Countryside and Green Belt
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land

2.0 **Site History**

- 2.1 21/01199/FPH - Single storey rear extension following demolition of existing rear detached outbuilding (as amended by plans received 12.05.21) – Conditional Permission

3.0 **Representations**

- 3.1 Neighbour Representations – None received.

- 3.2 Parish Council – No representation received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The Cottage comprises a detached two storey dwelling off Todds Green. The site is brushed over by the Green Belt.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Single storey rear and two storey side extension including alterations to existing street fenestration and demolition of existing chimney stack. Amended plans were received 27 June 2025 to reduce the depth of the single storey rear extension.

4.3 **Key Issues**

- 4.3.1 **Principle:** Site is within the Green Belt. Cumulatively, the proposed enlargements would comprise approximately a 40% increase over the original dwelling. The layout and appearance of the extensions together with this scale is not considered to be disproportionate, and therefore complies with the relevant exception of Section 13 of the NPPF, and Policy SP5 of the Local Plan.
- 4.3.2 **Design:** The proposed built form and materials of construction would be similar to the existing dwelling. Would not be a significant departure from the appearance of the dwelling as viewed within the street scene. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 **Impact on the street scene:** The single storey extension works are to the rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. The side extension would be modest in width, and would utilise materials and height to match the existing dwelling. Its layout and general appearance are therefore considered to be acceptable in terms of their visual relationship with the dwelling and its contributions to the street scene. It is therefore considered that there would be no detrimental impact to street scene.
- 4.3.4 **Impact on neighbours:** The side extension would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. The rear extension would measure approximately 3.75m in depth and 2.8m in height. This reduced depth is considered to be acceptable, and is not considered to overbear or dominate the attached neighbour. It is noted that no objections were received. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.
- 4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.
- 4.3.6 **BNG:** Exempt from BNG requirements.
- 4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

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: 1 July 2025	