

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01282/FPH	Insertion of first floor front balcony area with glass balustrade. Alterations to fenestration.	12 Priors Hill Pirton Hitchin Hertfordshire SG5 3QA

Submitted Plan Nos

PRIORS-10-001 PRIORS-10-002 PRIORS-10-010 PRIORS-10-011- PRIORS-10-012 PRIORS-10-013-
PRIORS-10-020- PRIORS-10-021 PRIORS-10-022- PRIORS-10-023 PRIORS-10-024 PRIORS-10-025
PRIORS-10-026

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 **Pirton Neighbourhood Plan 2018 (PNP)**

Policies

PNP 3 – Residential Extensions

2.0 **Relevant Site History**

2.1 01/01032/1 - Detached 4 bedroom dwelling with attached garage. Conditional Permission.

2.2 09/00676/1HH - New vehicular access and driveway onto Priors Hill. Refused.

3.0 **Representations**

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

3.2. **Pirton Parish Council** – Although not a formal objection to the proposal, the following comments have been received:

- ☐ Creation of a cluttered look which would adversely affect the symmetry of the existing dwelling.
- ☐ Further reduction of green space to the front of the dwelling.

3.3 **Pirton NT Steering Group** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the east side of Priors Hill facing open countryside to the west which comprises land designated as an Area of Outstanding Natural Beauty (AONB) and the Rural Area beyond the Green Belt. The property comprises of a two-storey detached dwelling with attached garage having part green space and part hardstanding to the front area with associated driveway.

4.1.2 The application site is within the settlement boundary for Pirton where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Insertion of first floor front balcony area with glass balustrade. Alterations to fenestration.

4.2.2 The application is accompanied by a Design and Access Statement.

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.

Design and Appearance

4.3.2 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 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 to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.3 The development would see the erection of a first-floor balcony to the front elevation of the dwelling. The balcony would project approximately 2.0 metres from the existing front first floor bay and would be constructed on a low brick base with a galvanised steel structure and glass panels to a height of one metre with the exception of a 1.8 metre frosted glass privacy screen to the southeast elevation facing the neighbouring property no.10 Priors Hill.
- 4.3.4 Priors Hill is comprised of a number of detached residential dwellings all displaying various designs using a variety of materials. Whilst the building line to the front elevation is established, there are some properties where there are projections which extend beyond this.
- 4.3.5 Whilst the comments from Pirton Parish Council are noted, Policy PNP 3 of the PNP seeks to support residential extensions where:
1. They are subservient to the host building.
 2. The scale, height and roof form are complementary to the host building and the character of the street scene.
 3. They are made of materials that are sensitive and complementary to the host building.
 4. The spacing between buildings respects the character of the street scene.
 5. Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

Given the minor scale of the extension, I am satisfied that the proposed development would complement the design of the existing dwelling and would not be contrary to the character and appearance of the streetscene or that of the wider area.

- 4.3.6 I am satisfied that the scale and design of the proposed extension would be a sympathetic addition to the existing dwelling and would not harm the visual amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan.

Impact on Heritage Assets

- 4.3.7 The application site lies outside of the Pirton Conservation Area, however the boundary runs immediately alongside the rear of the property and to the southeast and southwest of the application site. To the southeast and on the same side as the application site are grade II listed properties known as Tudor Cottage and The Cottage on Great Green. Both properties are sited some distance away and set back from the frontage of Priors Hill and screened in part to the frontage and Priors Hill by properties in Priors End. In addition, there are a number of listed buildings to the rear of the property which would be unaffected by the development.
- 4.3.8 In my view, the proposed development would not have any significant impact on the setting of the listed buildings and there would not be any harm to the heritage significance of the conservation area.
- 4.3.9 I am satisfied that the development is acceptable and is not in conflict with the aims of Policy HE1 of the Local Plan and Section 16 of the NPPF.

Archaeology

- 4.3.10 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.
- 4.3.11 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.
- 4.3.12 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.13 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 Local Plan.
- 4.3.14 No objections have been received. The minor scale of the development and the inclusion of a 1.8 metre obscure privacy screen to the southeast elevation would limit any overlooking to the neighbouring property no.10 Priors Hill. The neighbouring property to the northwest no.14 Priors Hill would not, in my view, be affected by the proposed development due to the footprint of the dwelling on the application site being forward of the footprint of the dwelling to no.14 and the position of the development. As such I am satisfied that there would be no significant impact on existing residential amenity.
- 4.3.15 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.16 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.17 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

- 4.3.18 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 Local Plan, which sets out that development proposals 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.

4.3.19 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 July 2025	