

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00818/FPH	Two storey front extension, single storey rear extension, and insertion of rear box dormer with 2 no. Juliet balconies following removal of existing dormer windows. Partial conversion of existing double garage, alterations to fenestration including removal of first floor side window and hardscaping work.	10 Oak Lane Graveley Hitchin Hertfordshire SG4 7LN

Submitted Plan Nos

A010 A100 A105 A106 A107 A108 A109

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Relevant Site History**

- 2.1 15/01764/1 - Sub-division of existing 7-bedroom dwelling to form 3-bedroom bungalow with single storey front and side extensions and detached garage together with 3-bedroom chalet bungalow and two parking spaces (re-submission of Planning application 12/01060/1 previously granted 30/08/12).
Conditional Permission
- 2.2 12/01060/1 - Sub-division of existing 7-bedroom dwelling to form 3-bedroom bungalow with single storey front and side extensions and detached garage together with 3-bedroom chalet bungalow and two parking spaces. (Amended plans received 03/07/12).
Conditional Permission
- 2.3 76/00198/1 - Erection of detached bungalow with double garage
Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached bungalow dwelling situated on Oak Lane, Graveley. The application site benefits from a large driveway and surrounding garden. The application site lies at the edge of the Graveley Conservation Area.

4.2 **Proposal**

4.2.1 Two storey front extension, single storey rear extension, and insertion of rear box dormer with 2 no. Juliet balconies following removal of existing dormer windows. Partial conversion of existing double garage, alterations to fenestration including removal of first floor side window and hardscaping work.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance and Heritage Impact:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The proposed two-storey front extension would have a width of 3.9m, extend no deeper than the existing front most element and would have a dual-pitched gable end roof form with an eaves height of 3.85m and a peak height of 5.75m. The design includes apex glazing. The proposed external materials are facing brick (to match existing) and natural vertical timber cladding for the walls, interlocking rooftiles to match existing, uPVC fenestration to match the proposal as a whole.

4.3.4 The proposed single storey rear extension would have a width 11.3m, a depth of 6.3m and would have a flat roof with a height of 2.8m. The design includes 2no. rooflights. The

proposed external materials are facing brick (to match existing) and natural vertical timber cladding for the walls, EPDM flat roof, uPVC fenestration to match the proposal as a whole.

- 4.3.5 The proposed rear dormer would have a width of 10.7m, a maximum depth of 4.1m and would have a flat roof with a maximum height of 2.6m. The design includes 2no. Juliette balconies. The proposed external materials are black vertical composite cladding for the walls, EPDM flat roof, uPVC fenestration to match the proposal as a whole.
- 4.3.6 The proposed alterations to fenestration include the replacement of all fenestration with anthracite grey uPVC; on the front elevation, the replacement of the existing front entrance door with a window; on the west side elevation, the removal of 1no. ground floor window and 1no. first-floor window;
- 4.3.7 The proposal includes associated hardscaping and the garage conversion would be internal bar the colour change of the doors to match the new fenestration.
- 4.3.8 The application dwelling sits comfortable within the plot and is well obscured by vegetation on all sides. In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling, streetscene or Conservation Area. As such, the proposed development complies with Policy D1, D2 and HE1 of the NHLP and Sections 12 and 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.9 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 NHLP.
- 4.3.10 Regarding neighbour amenity, the dwelling sits comfortably within the plot, has screening from vegetation and the only first-floor windows are to the rear with very minimal overlooking and no more so than existing. Given these factors, it is not considered that the proposal would result in unacceptable harm upon living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.11 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The development does not indicate an increase in the number of bedrooms. The site would retain sufficient space for 2no. parking spaces. Therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.13 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.14 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 it falling under the scope of the 'de minimis' exemption.

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**.

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: 21 May 2026	