

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00720/FPH	Part two storey and part single rear extension. Insertion of front and rear dormer windows to facilitate additional habitable space at second floor. Alterations to front fenestration. (Amended plan received 30/03/26).	5 Darley Hall Darley Road Breachwood Green Luton Hertfordshire LU2 8PP

Submitted Plan Nos

810_D007 810_D001 810_D002 810_D003 810_D004 810_D005 810_D006

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SP5	Countryside and Green Belt
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **British Pipeline Agency Ltd** – None received.

3.3 **Knebworth Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a terraced two-storey dwelling situated off Darley Road, Breachwood Green, Luton. The application site benefits from a garage, shared driveway and a rear garden. The application site is brushed over by the Green Belt.

4.2 **Proposal**

- 4.2.1 Part two storey and part single rear extension. Insertion of front and rear dormer windows to facilitate additional habitable space at second floor. Alterations to front fenestration.

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.

Principle - Green Belt

- 4.3.2 The site is within the Green Belt as allocated within the Local Plan. Paragraph 153 of the NPPF advises that significant weight should be given to any harm to the Green Belt that arises from development unless Very Special Circumstances can be demonstrated to outweigh this harm. Paragraph 154 of the NPPF advises that the erection of new buildings should be regarded as inappropriate development unless the development comprises one of the exceptions listed under this section. Exception c) advises *“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;”*.
- 4.3.3 Original plans for the dwelling are unavailable. The externality of the dwelling appears unaltered bar rear rooflights indicating a loft conversion. For the sake calculating the increase in internal floor area over and above the original, the loft conversion has been discounted. It is considered that the proposal falls within the scope of exception c). The original internal floorspace has been measured as ~72.3m²; the existing internal floorspace has been measured as ~88.2m²; the proposed internal floorspace has been measured as ~116.7m². The proposal would present a ~61.4% increase in internal floorspace over the original and a ~32.3% increase in internal floorspace over the existing; therefore, it is not considered that the proposal would result in disproportionate additions over the original building. The development would not constitute inappropriate development in the Green Belt.

- 4.3.4 Paragraph 143 of the NPPF states the five purposes of the Green Belt. In my opinion, the development does not contradict with any of the five purposes. Given the above, the proposal is not inappropriate development in accordance with Section 13 of the NPPF and is therefore compliant with Policy SP5 of the Local Plan.

Design and Appearance:

- 4.3.5 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.
- 4.3.6 Alterations to the front elevation include the replacement of the existing front porch window with a new uPVC/Glazed front entrance door and the replacement of the existing front entrance door with a new obscure glazed window and the remainder filled with brick to match existing. This includes a new exhaust terminal to the front porch roof. The proposed front dormer window would have a width of 1.45m, a maximum depth of 2.961m and would have a dual pitched gable end roof form with a maximum height of 1.969m. The proposed external materials are set to match existing.
- 4.3.7 The proposed rear dormer extension would have a width of 3.225m, a maximum depth of 4.612m and would have a dual pitched gable end roof form with a maximum height of 3.16m. The proposed external materials are set to match existing.
- 4.3.8 The proposed part two-storey, part single storey rear extension would have a maximum depth of 3.55m and a two-storey depth of 1.875m and a width to match the existing dwelling. The single storey element would have a pitched roof with an eaves height of 2.5m and a peak height of 3.37m; this includes a slight gutter overhang to no.6 Darley Hall. Certificate B has been served and no objections have been received. The two-storey element would have a dual pitched gable end roof form with an eaves height of 4.71m and a peak height of 6.1m. The proposed external materials are set to match existing.
- 4.3.9 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 or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.10 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.

- 4.3.11 Regarding no.6 Darley Hall, the southeastern neighbour, the proposal would run along existing built form to this property. The single storey element would block a small element of the existing conservatory (~0.5m). The gutter overhang would be in an element of 'dead space' and is unlikely to affect existing built form. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.6's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.12 Regarding no.4 Darley Hall, the northwestern neighbour, given the angle of the boundary line, there is no proposed gutter overhang. The rear windows to this property are southwest facing, so there would be an additional element of shading; however, this is mitigated by the limited depth of the proposal. No side elevation windows are proposed. The proposed rear dormer extension may increase a sense of overlooking; however, this is mitigated by the existing close relationship of the terrace and window layout. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.4's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.13 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.14 The development includes an increase in the number of bedrooms from 4no. to 5no. 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

- 4.3.15 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:

- 4.3.16 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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: 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: 21 May 2026	