

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00676/FPH	Erection of detached front elevation garage and landscape works following demolition of existing detached garage.	High Meadows Preston Road Gosmore Hitchin Hertfordshire SG4 7QS

Submitted Plan Nos

2408-01 2408-02 2408-100 2408-101 2408-102 2408-103 2408-104 2408-105

1.0 Policies

2.0 Site History

- 2.1 24/01473/S73 - Variation of condition 2 (revised plans) of planning permission 22/01830/FPH granted 20.09.2022 for Erection of single storey rear extension with rooflights; installation of rear bay window and alteration of fenestration on South elevation. Replacement detached garage. (amended plans received 7 September 2022). – Conditional Permission

- 2.2 24/00001/FPH - Erection of detached garage following demolition of existing garage. Ancillary landscape works (as amended by plans rec'd 22 March 2024). – Conditional Permission
- 2.3 22/01830/FPH - Erection of single story rear extension with rooflights; installation of rear bay window and alteration of fenestration on South elevation. Replacement detached garage. (amended plans received 7 September 2022). – Conditional Permission
- 2.4 22/00542/FPH - Single storey rear extension and amendment to windows to side elevation. Replacement of garage pitched roof with flat roof (as amended by plans received 5 April 2022). – Conditional Permission
- 2.5 06/02433/1HH - First floor side extension. Roof light to side (south) roof slope. Oriel window to first floor rear elevation. Single storey rear extension. Front porch canopy. (As amended by drawing nos 25706/02A, 3A & 4A received 15.12.06). – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – 1x Support.

3.2 **Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached residential dwelling off Preston Road within the Green Belt.

4.2 **Proposal**

4.2.1 Erection of detached front elevation garage and landscape works following demolition of existing detached garage.

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.

Principle of Development in the 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;". Given the proximity of the garage to the host dwelling together with its location within the residential curtilage of the host dwelling, I consider that the garage would constitute an extension of High Meadows as part of exception c) within Paragraph 154 of the NPPF.

- 4.3.3 The previous garage was granted permission due to the removal of the existing garage to the rear, and the similarity in their scales. The proposed garage would comprise approximately a 10 sqm increase in footprint compared to this previous approval, and would be in the same location within the plot. It was concluded that the extant approval was not disproportionate, and given the modest increase, I consider that the proposed garage would not be disproportionate to the original dwelling. The LPA do not support a piece meal approach to development in the Green Belt, however, given that the garage is of a similar scale, I consider that it would suitably comply with relevant policy.
- 4.3.4 Paragraph 143 of the NPPF states the five purposes of the Green Belt. In my opinion, the proposed 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:

- 4.3.3 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate 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.
- 4.3.4 The proposed garage would be consistent with the extant permission, given the similarity in built form, siting, materials and scale. The proposed increase in scale would be towards the house and therefore would not be immediately visible from the street scene. The ridge height would also remain consistent, though the garage door layout would be altered. Given the similarity in the schemes, and the retained traditional appearance of the garage, I do not consider that the proposed amendments would be harmful to the host dwelling or the surrounding area. The proposed landscaping scheme is considered to be acceptable, and would provide enhancement surrounding the dwelling.
- 4.3.5 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.6 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.7 The proposed garage is set to the southern boundary of the site, with open fields immediately adjacent to the south, and a neighbour opposite to the west. Given the

lack of neighbours to the south, and the distance to the west, and the levels difference, I do not consider that neighbour impacts would be significant or adverse. Levels changes from the landscaping works are not considered to allow for harmful impacts to privacy for neighbours due to new vantage points being gained or from overlooking. No neighbour objections were received.

- 4.3.8 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.9 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.10 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF. Given the proximity to the tree to the south, I consider it is prudent to require a methods statement to mitigate harm to the root system of this tree.

Biodiversity Net Gain:

- 4.3.11 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.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

3. The garage building hereby permitted shall only be finished in black stained timber boards, clay plain roof tiles, stained timber or stained timber effect garage doors, painted timber doors and fascias and soffits as stated on drawing number 2408-105 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA. (delete as appropriate)

Reason: To ensure that the building 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.

4. Prior to the commencement of development a Method Statement shall be submitted to and approved in writing by the local planning authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement. The Method Statement shall address and detail any required works to and that will affect trees that are within or overhang the 'red line' site area.

Reason: In the interest of local amenity and neighbour amenity.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 29 April 2025	

