DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03051/FPH	Single storey rear extension following demolition of existing single storey rear extension. Erection of detached double garage with study room above. Installation of front access steps and ramp.	Highways Church Lane Preston Hitchin Hertfordshire SG4 7TP

Submitted Plan Nos

2509-HIGHWA-A2-00- 2509-HIGHWA-A2-01 2509-HIGHWA-A2-02ex 2509-HIGHWA-A2-03 2509-HIGHWA-A2-04 2509-HIGHWA-A2-05- 2509-HIGHWA-A2-06-

1.0 Policies

1.0 **Relevant Planning Policy**

1.1 NHDC Saved Local Plan 2007

- Policy 28 – House extensions

1.2 NHDC Local Plan 2011 - 2031

- Policy D1 – Sustainable design
- Policy D2 – House extensions, replacement dwellings and outbuildings
- Policy D3 – Protecting living conditions

1.3 Preston Neighbourhood Plan 2018 – 2031

Policy QL3: Local Distinctiveness
Policy HD5: Sustainability and Energy Efficiency
Policy HD6: Design
Policy EH8: Hedgerows, Trees and Verges

2.0 Site History

2.1 22/00798/FPH: Single storey rear extension following demolition of existing single storey rear extension. Erection of detached double garage with study room above. Granted 12th May 2022. Not implemented.

3.0 Representations

3.1 Site Notice / Adjoining occupiers

No representations received.

No comments received

3.2 Preston Parish Council

No reply received

3.3 NHDC Ecologist : Advises no comments to make.

4.0 Planning Considerations

4.1 Site and Surroundings

As per submitted location plan

4.2 Proposal

See case description

4.3 Key Issues

4.3.1 Design and layout

The proposed rear extension is modest in depth and replaces an existing extension with a greater width extension. The external materials are modern with vertical timber cladding between brick walls at either end of the rear extension. Whilst the cladding contrasts with the render and tiles on the main roof of the house the material is of good quality often found in conservation areas. The rear extension will however not be visible to public views being on the rear elevation and the garden has high hedges / landscaping on both side boundaries therefore it will not be visible to neighbours. The house is not in the Conservation Area. I believe the rear extension is generally sympathetic to the main building in terms of scale , proportions and window design. Whilst the materials partly contrast there is no material harm.

A similar flat roofed contemporary extension was approved in 2022 including render and timber cladding.

The detached garage building would be similar in scale to others in adjacent dwellings. Timber cladding is proposed however I find that in this rural village this type of material is not unusual and not out of keeping in general terms. Nevertheless the garage will be partly screened from any public views by new planting. Several other garages along Church Lane are similarly only partially screened and this form of development is well established in the Lane. Whilst other front garages are mainly brick there are examples of timber clad garages at the Old Forge , Wood End and Lychgate House on the opposite side of the lane.

The wood cladding will be natural oak weathering to a grey over time (confirmed by agent). Full images of the proposed timber clad garage are shown in the DAS.

It is considered that the proposals, in design and layout terms comply with the criteria set out in Policy SP9 and D1 and D2 of the Local Plan and Policy HD6 of the Neighbourhood Plan.

4.3.2 Impact on the street scene / locality

Several of the dwellings opposite all have large detached garages in their front gardens between the house and the road (Aysgart, Lychgate House, Westleigh and West End). A

such a front double garage as proposed would not look out of character in the street scene – although it would not be visible because of the front boundary screening.

It should be noted that permission has already been granted for a double front garage with rooms above (see history: 22/00798/FPH)

The development would have no significant adverse impact on the visual amenities of the locality and generally complies with the above relevant policies

4.3.3 Impact on neighbours

The proposals would have no significant impact on the residential amenities of adjoining occupiers and therefore comply with the above relevant policies

4.3.4 Climate change

The proposed development, by virtue of its limited scale and appropriate design within the site, is sufficiently sustainable and would therefore be in compliance with Policy D1 of the Emerging Local Plan.

4.3.5 BNG

4.3.6 This householder application is exempt from the need to demonstrate a 10% biodiversity net gain under the Environment Act regulations. Some trees will be lost at the front of the site however new planting is proposed (see DAS under 'proposed scheme' and garden concept plan).

I consider that the landscaping proposals will comply with Policy EH8 of the NP.

4.4 **Conclusion**

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.

3. The development hereby approved shall be carried out in accordance with the landscape details set out in the submitted Design and Access statement by Studio Lunett.

   Reason: In order to maintain the visual amenities of the locality in accordance with Policies SP9 and D1 of the North Herts Local Plan.

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: 30 January 2026	