

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01942/FPH	Single storey rear extension following demolition of existing conservatory. Alterations to fenestration to existing ground floor front element (Amended plans received 20/08/2025)	2 Council Houses Hexton Road Lilley Luton Hertfordshire LU2 8LY

Submitted Plan Nos

25-4295-01A 25-4295-02B

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN13	Protecting Green Belt Land
SECN12	Achieving well-designed places
SP12	Green infrastructure, landscape and biod
SP5	Countryside and Green Belt

2.0 **Site History**

- 2.1 **19/01535/NCS** Single storey rear extension following removal of existing conservatory with the following dimension:
Length as measured from rear wall of original dwelling - 3.15 metres
- 2.2 **19/02070/FPH** Addition of balcony above existing single storey rear extension (as amended by plans received 17 October 2019) **CONDITIONAL PERMISSION**

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received
- 3.2 **Lilley Parish Council – No comments received**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is situated on the east side of Hexton Road and forms the mid dwelling in a terrace of properties that are of similar scale and character. The dwellings are set back from the highway and benefit from open farmland to the rear. It is noted that No1 Council Houses has a single storey rear extension and that No.3 Council Houses benefits from a two storey rear addition. There is a single storey barn block to the rear which is split between the three properties and results in a slightly off-set section of rear garden to serve the application property.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for a single storey rear extension with a depth of 4 metres. With a lantern style roof light. The extension is flat roof and materials include .
- 4.2.2 Following discussions with applicant at site visit two elements were removed from the scheme – front dormer and rear window at first floor. Amended plans have been consulted on

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of neighbouring properties.

Green Belt and AONB

- 4.3.2 The site is designated as Green Belt within the Local Plan, Section 13 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate subject to a number of exceptions. The proposal would met the following exceptions “*c) 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 I do not consider that a development of this scale would be disproportionate when considered against the existing building here and would therefore not result in an unacceptable loss in the openness of the Green Belt.
- 4.3.4 Finally the scale of development would not have an adverse impact on the Chilterns AONB in my view.

Design

- 4.3.5 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 communities*”. In this regard,

Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.6 The application site has benefitted under the NCS scheme for a small single storey addition of a depth of 3.15 metres.. The proposed development would be slightly deeper with a depth of 4 metres and a maximum height of 3 metres. The proposed extension is to the rear of the existing host property it is not visible from within the street scene. The proposed materials would match the existing host property.
- 4.3.7 The change to the fenestration on the front elevation would not result in an unacceptable impact upon the host dwelling given it is set back from the highway and heavily screened by mature vegetation within the front garden. There would also be limited impacts on the amenities of neighbouring properties given the scale, form and relationship of the development.
- 4.3.8 Given the above, it is considered that the proposed development would not result in an unacceptable impact upon the character and appearance of the host property and would therefore be compliant with Policy D1 and D2 of the District Local Plan and the core principles set out within the National Planning Policy Framework.

Impact on Neighbours

- 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 Due to the modest scale and position, the development would not affect the neighbouring properties. Due to its single storey nature and modest depth, the extension would not be considered overbearing or result in any loss of privacy given the extensions to the neighbouring properties.
- 4.3.11 The acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.12 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.13 The site benefits from sufficient off-street car parking able to accommodate two car with on-street parking available via layby at the front of the property.

Environmental Implications

- 4.3.14 The proposed development would be consistent with the criteria set out in Emerging Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

4.3.15 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 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 23 September 2025	