

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00471/FPH	Single-storey rear extension including alterations to fenestrations	Lilley Manor Hexton Road Lilley Luton Hertfordshire LU2 8NA

Submitted Plan Nos

24103 - 001 24103 - 003A 24103 - 010 24103 - 011A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

NE3 The Chilterns AONB

SECN13 Protecting Green Belt Land

2.0 **Site History**

78/00845/1: Erection of front entrance porch. Granted 29.04.78

20/01891/FPH: Single storey front and side extensions to create larger front entrance porch and side orangery following demolition of existing front elevation and side elevation porches. Granted

3.0 **Representations**

3.1 Site Notice / Adjoining occupiers: No response

3.2 Chilterns Conservation Board: No response

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Detached house located on the north side of Lilley village. The site is within the Green Belt and the Chilterns Area of Outstanding Natural Beauty.

4.2 **Proposal**

Single-storey rear extension including alterations to fenestrations

4.3 **Key Issues**

4.3.1 **Green Belt**

Having checked historical maps and the planning history for this property there have been very limited extensions to this property since 1948. The proposed extension, although large, involves a significant element of demolition thus the actual increase in floorspace is around 55 sqm. The original house is of substantial size having only had single storey porch and side additions. The proposals amount to an approximate increase of floorspace of around 25% therefore the proposals would not be considered disproportionate additions over and above the size of the original dwelling and therefore not inappropriate development.

In terms of other harm there would be no adverse spatial or visual impact given the discreet siting of the extension at the rear of the property flanked by existing projections of the house.

Accordingly the proposal is considered acceptable in terms of Green Belt policy.

4.3.2 Design and appearance.

The proposed extension is clearly of a flat roofed contemporary design with extensive glazing. I consider that this approach is acceptable in this case as the extension clearly shows itself as a distinctive and non-original addition to the property that does not compete with the traditional architecture of the original house. The extension is however subordinate to the original dwelling and the use of matching brickwork and copper edging to the flat roof are traditional materials in keeping with the main house. The deep overhang to the roof will assist in reducing solar gain in accordance with sustainable construction practices. Overall I consider that the proposed extensions will comply with Policy D1 and Policy D2 of the Local Plan.

No comments have been received from the Chiltern Conservation Board however given the above analysis of the design I consider that the design approach is acceptable in this cases and would not be harmful to the setting of the Area of Outstanding Natural Beauty (AONB).

4.3.3 Impact on neighbours

No neighbours are affected b y this proposal.

4.3.4 Climate change and BNG

This householder application is exempt from BNG legislation and the small scale of the development will have little if any impact on local climate change.

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.

Biodiversity Net Gain

1. 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. 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
---	---

Date: 30 May 2025	
--------------------------	--