

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01633/FPH	Raise existing garage roof height to include insertion of rooflights and box dormer to side elevation roofslope to create habitable accommodation with roof space, insertion of first floor rear window, and single storey rear extension.	Bounds Cross Mill End Rushden Buntingford Hertfordshire SG9 0TB

Submitted Plan Nos

01/SH/24 02/SH/24 03/SH/24 04/SH/24 05/SH/24 06/SH/24 07/SH/24 08/SH/24

1.0 Policies

1.1. **National Planning Policy Framework (2023)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 - Sustainable development in North Herts

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP5 – Countryside and Rural Area Beyond the Green Belt

Policy SP9 – Design and sustainability

Development Management Policies

Policy CGB1 – Rural area beyond the Green Belt

Policy CGB4 – Existing buildings in the Rural Area Beyond the Green Belt

Policy D1 – Sustainable Design

Policy D2 – House Extensions and Replacement Dwellings

Policy D3 – Protecting Living Conditions

Policy T2 Parking

1.4 **Supplementary Planning Guidance**

Design Guide 2011

2.0 **Relevant Site History**

19/01235/FPH - Erection of stone portico to front elevation. Conditional Permission.

14/02924/1HH - Two storey front extension with two side dormer windows following demolition of existing pool building and plant room. Conditional Permission.

08/00992/1HH - Introduction of new first floor incorporating flat roof dormer windows. Conditional Permission. PD rights removed for Class E of the GDPO 2015 (as amended).

3.0 **Representations**

3.1. **Site Notice and Neighbour consultation** – None received.

3.2. **Parish Council / Statutory Consultees:**

Rushden and Wallington Parish Council – No objection.

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

4.1.1 The application site is located in a relatively isolated position to the west of Shaw Green Farm. Shaw Green is reached via a long farm track off Mill End, Rushden.

4.2. **Proposal**

- 4.2.1 Raise existing garage roof height to include insertion of rooflights and box dormer to side elevation roof slope to create habitable accommodation with roof space, insertion of first floor rear window, and single storey rear extension.

4.3. **Key Issues**

4.3.-1. The key issues for consideration are as follows:

- Whether the proposed development would be inappropriate development in the Rural Area beyond the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
- The impact that the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Impact on the Rural Area beyond the Green Belt

- 4.3.2 The objectives of the NPPF also include Section 15 (Conserving and enhancing the natural environment). In this regard, Policies CBG1 and CGB4 of the NHLP are consistent with the NPPF.
- 4.3.3 The site is outside of any settlement boundary and is designated as Rural Area beyond the Green Belt within the Local Plan, where there is a general presumption against development unless certain exemptions apply.
- 4.3.4 Policy CGB1d) is relevant in that the exemption applies where the development relates to an existing rural building. Policy CGB4 allows, in this case, for extensions in the Rural Area beyond the Green Belt provided that the resultant building does not have a materially greater impact on the openness, purposes or general aims of the Rural Area beyond the Green Belt than the original building. I am therefore satisfied that the proposed works comply with the requirements of both local and national policy in this regard.

Design and Appearance

- 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 and beautiful 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, Policies D1 and D2 of the NHLP are consistent with the objectives set out within the NPPF.
- 4.3.6 The proposed works are to the existing garage which sits forward of the main dwelling and to the immediate west on entering the driveway. The existing garage would be extended to the north by 3.0m and beyond the width of the existing garage by 1.3m for the extended part only with the entire garage benefiting from a new roof design which would increase the height from a low pitch to a pitch which would sit slightly below the

ridge height of the main dwelling. The extension would allow for a staircase to be formed providing access to a newly created first floor level which would offer additional habitable space incidental to the main dwelling. The ground floor of the garage would retain its use for the parking of two vehicles. To the northern elevation, a box dormer would be formed in the roof slope, this has been designed to sit below the proposed ridgeline and would be sympathetic to the building in terms of overall design. The proposed rear elevation would see the existing wood store and raised decking removed and would the formation of two window openings formed, one at ground floor and one above at first floor level. Both windows would face in a westerly direction across open countryside. The southern elevation would see the single storey flat roofed, hipped gable closer to Mill End, however this would remain set off the boundary with minimal visibility. The front elevation would remain as garage access providing for the parking of two vehicles. Openings in addition to the dormer roof extension would include two velux rooflights to the south facing roof slope with a newly formed doorway to the northern elevation and three windows to the western elevation one at first floor level.

- 4.3.7 Materials for the extension would comprise of brown boarding to both gable ends, white render to the walls and brown small plain tiles to the roof reflective of the existing dwelling.
- 4.3.8 Given the location of the dwelling, the limited increase in the footprint of the building and the minor scale of the works, I am satisfied that the development will remain subordinate to the existing dwelling and would not have a materially greater impact on the openness, purposes, or general aims of the Rural Area beyond the Green Belt.

Impact on Neighbouring Occupiers:

- 4.3.9 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.
- 4.3.10 Policy D3 sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.11 The location of the application site means that there is no direct neighbouring properties that would be impacted as a result of the proposed development.

Highways and Parking:

- 4.3.12 The site will retain sufficient off-street car parking to serve the resulting application dwelling and is considered to comply with the relevant policies.

Biodiversity Net Gain (BNG)

- 4.3.13 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.

Environmental Implications:

- 4.3.14 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1, which sets out that development proposal should take all reasonable opportunities to

reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

- 4.3.15 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 and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies SP1, SP2, SP5, SP9, CGB1, CGB4, D1, D2, D3 and T2 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

4.4. **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 use of the garage hereby permitted shall remain at all times incidental to the enjoyment of the dwellinghouse to which it relates, and it shall not be used in connection with any form of trade, business or commercial activity.

Reason: To safeguard the residential character of the locality and the amenities of nearby residents, both of which would be prejudiced by the activities and visual intrusion likely to be associated with a commercial activity on the site and to comply with Policy D1 and D3 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

4. 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: 13 September 2024	