

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01362/FPH	Two storey rear extension, glazed infill extension to link existing garage to main dwelling and to facilitate conversion of garage into habitable accommodation, erection of rear porch, insertion of rooflights to existing garage and main dwelling, and dormer to existing rear roofslope of main dwelling, alterations to existing fenestration and replace roof coverings and exterior cladding. Installation of sliding gate and fence to front boundary following removal of existing gate.	The Homestead Rooks Nest Lane Therfield Royston Hertfordshire SG8 9RA

Submitted Plan Nos

2303-003-Rev PP 2303-004-Rev PP 2303-120-Rev A 2303-121-Rev A 2303-123-Rev A 2303-130-Rev A
2303-131-Rev A Location Plan 090 2303-001-Rev PP 2303-002-Rev PP

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

Section 15 – Conserving and enhancing the natural environment

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 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 T1 Assessment of transport matters

Policy T2 Parking

2.0 Relevant Site History

24/00176/FPH - Single storey extension to link garage to main dwelling, single storey infill extension to rear, erection of entrance porch, replacement of existing cladding and roof coverings, insertion of rooflights to front and rear roof slope, and alterations to fenestration and associated works to facilitate conversion of garage into habitable accommodation, installation of PV panels and formation of raised rear patio including installation of oil tank, extended gravel driveway and associated landscaping plus new entrance gates and associated changes to existing boundary treatment (as amended by plan received on 21/03/2024). Conditional Permission.

Full site history on case file.

3.0 Representations

Site Notice – None received.

Parish Council / Statutory Consultees:

Therfield Parish Council – None received.

Conservators of Therfield Heath and Greens – Whilst neutral in their comment reference is made to ensuring nearby common land remains accessible throughout the build. However a map provided shows the land referenced outside of the application site. Whilst the comments have been noted and the agent informed, such matters are outside of planning legislation.

HCC Highways – Await revised comments 10/7

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

- 4.1.1 The Homestead is a detached property, set back from Chapel Green Road and located some distance to the southeast of nearby villages of Therfield and Kelshall. The property is surrounded by agricultural land to the west and for the purpose of planning policy is located in the Rural Area beyond the Green belt. The nearest residential property lies to the west on the opposite side of Chapel Green Road.
- 4.1.2 The dwelling benefits from previous extensions and a recent planning approval for proposed works as detailed under 24/00176/FPH.

4.2. **Proposal**

- 4.2.1 Two storey rear extension, glazed infill extension to link existing garage to main dwelling and to facilitate conversion of garage into habitable accommodation, erection of rear porch, insertion of rooflights to existing garage and main dwelling, and dormer to existing rear roof slope of main dwelling, alterations to existing fenestration and replace roof coverings and exterior cladding. Installation of sliding gate and fence to front boundary following removal of existing gate.

4.3. **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The impact of the development upon the Rural Area beyond the Green Belt.
 - 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.

Design and Appearance

- 4.3.2 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, Policies D1 and D2 of the NHLP are consistent with the objectives set out within the NPPF.

- 4.3.3 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.4 The proposed development would see the erection of a two-storey rear extension which would project 3.5 metres from the rear elevation of the existing dwelling (this section was previously a barn having since been incorporated into the dwelling) at ground floor level having a width of 5.2 metres. At first floor level the extension would sit immediately above that proposed at ground floor level. The roof form would be pitched and would sit below the ridgeline of the existing dwelling. Openings would comprise of a single window to each side elevation with a window and patio doors to the rear elevation at ground floor level. At first floor level, three windows are proposed to the rear elevation. In addition, the existing space between what is the converted barn and the garage would see the insertion of a glazed link, this would benefit from a flat roof which would match the eaves height of the adjoining buildings. The garage would be converted to form additional habitable space with the proposed glazed link providing access between what is currently two separate elements. The proposed glazed link would be reflective of the existing glazed link located between the original dwelling and the converted barn extension. Openings would be formed to three sides of the converted garage, to the west elevation (the rear of the dwelling) this would include a new doorway with canopy above. To the east elevation (the front of the dwelling), this would involve the replacement of an existing window with a doorway. At roof level, three velux rooflights would be installed. The east elevation of the existing dwelling would see the installation of two velux rooflights and the addition of a single dormer to the south elevation of the northern projection, this would match the existing single dormer already present on the same elevation and which is part of the original dwelling. Materials for the proposed finish of the rear extension include a brick plinth at the base and black stained timber cladding with roofing material to be slate to match the existing converted barn. Window and door frames would be timber. Materials for the proposed dormer would match those of the existing dormer. Additional works are proposed which include replacement roof coverings as these are nearing end of life, replacement materials will match the existing and the relocation of an oil tank.
- 4.3.5 As part of the application a tree would be felled which lies to the north of the existing vehicular access. This is required due to the improvement of the existing arrangements which will include the installation of new wider timber sliding gates for improved visibility and the extension of the existing gravel driveway to allow for better parking. The tree appears visually healthy and is relatively mature with a limited degree of public amenity value. In this regard, I would not raise any objection to the loss.
- 4.3.6 I am satisfied that the proposals are sympathetic to the existing buildings on site in terms of scale and design and that the development is in accordance with Policies D1 and D2 of the Local Plan and Sections 2 and 12 of the NPPF.

Impact on the Rural Area beyond the Green Belt

- 4.3.7 The objectives of the NPPF also include Section 15 (Conserving and enhancing the natural environment). In this regard, Policies CGB1 and CGB4 of the NHLP are consistent with the NPPF.
- 4.3.8 The application site lies in the open countryside in the Rural Area beyond the Green Belt. Policy CGB1 d) allows for extensions which relate to an existing rural building and Policy CGB4 a) allows for extensions to existing buildings in the Rural Area beyond the Green Belt where the proposed extensions are small scale and where the resultant buildings do not have a materially greater impact of the openness, purposes or general aims of the Rural Area beyond the Green Belt.
- 4.3.9 I am satisfied that the proposed works are of a minor scale and in accordance with Policies CGB1, CGB4 and Section 15 of the NPPF.

Impact on Neighbouring Occupiers:

- 4.3.10 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.
- 4.3.11 Policy D3 sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.12 The proposed works are of relatively minor scale and will not, in my view, impact on existing neighbouring amenity.

Highways and Parking:

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

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 will not result in any adverse harm to the character and appearance of the existing buildings or to the Rural Area beyond the Green Belt and is considered acceptable and in accordance Policies SP1, SP2, SP9, CGB1, CGB4, D1, D2, D3, T1 and T2 of the NHLP 2011-2031 and Sections 2, 12, 14 and 15 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. Prior to first use of the development the access road shall be of a bound material for the first 3m into the site to prevent material spilling onto the road.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

4. The extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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.

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.

Informative/s:

1. 1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.
Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
- 2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.
Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
- 3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made-up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 15 July 2025	