

PLANNING STATEMENT

On behalf of

MR.MRS K & R ROBB

FULL HOUSEHOLD PLANNING APPLICATION

for

PROPERTY CONCERNED:

The Ridings, 2 Hexton Road
Lilley,
HERTFORDSHIRE. LU2 8LY.

ASPECT OF DESIGN:

**Full Household Planning Application for a Rear Single Storey Flat roof
Extension with associated building works to a Mid Terrace Residential Family
Dwelling.**

THIS DOCUMENT PREPARED BY:

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PROJECT No: 25/4295

JULY 2025

CONTENTS SCHEDULE

- **Introduction & Assessment**

- Reasons for New Application
- Proposal & Proposed Use
- Lilley Village Area

- **Planning History & Planning Considerations**

- Site Location
- Site Area - Existing Site Usage & Appraisal
- Surrounding Neighbouring Properties & Previous Uses
- Planning History Record
- Site Constraints & Policy Implications
- Local Plan & Strategic Allocation
- Relevant Local Planning Policies

- **Key Design Issues Considered for Planning:**

- Design in the Green Belt
- Impact on Neighbouring properties

- **Technical Consultants Considered:**

- Highways & Parking
- Environmental Considerations
 - Flood Risk Assessment
 - Soil Contamination Risk
 - Noise Impact on neighbours
- Conservation Area

- **Design Considerations**

Outlines the basic design considerations incorporated into the Design concept.

- Use
- Amount
- Scale
- Appearance
- Landscaping
- Access
- Amenity Area
- Car Parking
- Waste Management

- **Conclusion**

SECTION GIVES OPPORTUNITY TO OUTLINE KEY AREAS & COMPLIANCE TO POLICIES

- **Addendum**

OUTLINES ALL DRAWINGS & SUPPORTING DOCUMENTS SUPPLEMENTING THIS FULL PLANNING APPLICATION.

INTRODUCTION & ASSESSMENT

This Design & Access Planning Statement has been compiled to demonstrate that the proposal for a Rear Single Storey Flat Roof Extension complete with associated Internal Alterations & new Dormer projections will enhance both the Appearance & Layout of the current Residential Dwelling. This proposal has been considered against relevant Local Plan and Government Policies and Guidance notes, as stated in current North Hertfordshire Local Plan Policy and Government Planning Policy Guidance Documentation.

REASONS FOR PLANNING APPLICATION:

Currently the existing Mid Terrace Residential Single-Family Dwelling is a Three Bedroom property with a small Bathroom, small Kitchen, with separate Dining & Lounge areas. The proposed Extension will open up the Kitchen area with a combined Dining area with a Roof Lantern Light to supplement the natural Light source to these areas & the associated Internal Alterations to improve the Quality of Life for the occupants, whilst maintaining the original Character, Appearance & Aesthetics of the property, whilst enhancing the thermal efficiency of the property.

Vision Line Solutions have been instructed by Mr. Mrs Robb, herein after referred to as the clients, to compile & submit a Full Householder Planning Application to the LPA comprising of:

- **Drawing 25/4295/01A** – Site Layout & Location Plans Existing Layouts & Elevations
- **Drawing 25/4295/02A** – Proposed Floor Layouts & Elevations
- **Planning Statement - 25/4295** – Version 1

PROPOSAL & PROPOSED USE:

Currently the existing use for the entire building is **Class C3** for Residential Use.

The existing property is a Three Bedroom Mid Terrace Family Dwelling comprising of Kitchen – Dining & Lounge with Cloakroom to Ground Floor area, with 3 No Bedrooms & small Bathroom to First Floor Area. The proposal is to provide a Single Storey Rear Flat Roof Extension which extends across the total width of the original built house width & projecting 4m in depth. The Rear Extension will form an open plan Dining area combined with the Existing Kitchen area, with a separate Living Room. There will be a Roof Lantern Light to supplement the natural light source into the open plan Kitchen - Dining area. Internal Alterations to the original front Dining room will form a separate Utility room & Shower room all designed in line with current Technical Residential guidelines for Kitchen areas in relation to the type of property it serves.

LILLEY VILLAGE:

Lilley is located in the Northwest of the Local Authority District.

The village of Lilley has a limited range of facilities as denoted later in this document. Apart from the Village the Parish also includes the surrounding countryside, most of which is within the Chilterns Area of Outstanding Natural Beauty & designated within the Green Belt. Lilley is identified as a Category B village. The whole parish is also classed as Green Belt & Lilley only has one designated Conservation Area which covers the central part of the village, thereby this Application site does not lie within it.

PLANNING HISTORY

SITE LOCATION:

The Application site is located within designated boundaries of North Herts District Council.
The Application Site Address is:

The Ridings 2 Hexton Road, Lilley, Hertfordshire. LU2 8LY

SITE AREA-USAGE & APPRAISAL:

- The Site is rectangular but with an irregular shape 2 area rear garden Amenity area which totals overall a Site area of size circa 0.062 Hectares (665 M Sq.)
- The Existing building Ground Floor Footprint of Residential area covers an area of 46.50 m sq. therefore covers circa 7% of the overall area of the site, along with the Outbuilding associated with this site ownership.
- The Existing Conservatory structure being demolished covers an area of 6.0 m sq.
- The Proposed New Rear Extension covers an area of 31.50 m sq. therefore there is an increase of 21.5 m sq. floor area to the overall dwelling area.
- The Application site is fairly level across its width to the front area, with a nominal fall of max 200mm to the rear area from rear of dwelling down to Outbuildings.
- The site is located in Lilley which is located on the Western edge of designated Local Authority Area of North Herts District Council.
- The Application site is not located within a Conservation Area.
- The Application site is located within Green Belt & in area of Outstanding Natural Beauty
- The property is currently & will remain as a Three Bedroom Mid Terrace family dwelling.
- The Application site is situated on the east side of Hexton Road & forms the mid dwelling in a terrace of properties that are of similar Scale & Character.
- The dwellings are set back from the highway & benefit from open farmland to the rear.
- There is a Single storey Outbuilding block to the rear which is split between properties 2 & 3 resulting in a slightly off-set section of rear garden to serve the application property

SURROUNDING NEIGHBOURING SITES:

- The Application site is located within North Hertfordshire District Council on the Western peripheral boundaries of the Local Authority & outside the Conservation Area but is in an area classed as an area of Outstanding Natural Beauty & Green Belt area.
- The surrounding locality is predominantly Residential properties with a small mixture of Local General Shops, a Village Church, Village Hall & Public House, all generally located on or directly off the main road through Lilley which is a continuous highway denoted as West Street leading onto East Street then onto Hexton Road.
- The properties in the immediate locality area mainly this Terraced Residential Block is located between detached properties known as The Cobblers to the South of the Site & Pond Farm Cottage to the North of the Application site.
- The Terraced Block comprises of 1-2-3-4 & 5 Hexton Road, the main building line set back from the main property building line for this sector of Hexton Rd via circa 27m distance.
- Residential properties in this locale are predominantly Two Storey Detached dwellings to either side of the Terraced Block of dwellings, one of which is the Application site.
- The Dwellings are mostly old cottage style dwellings, comprising of a mixture of Brick with painted render finishes, & in some cases incorporating ship lap boarded panels to Dormer projections. All roofs are Plain concrete tiles suiting varying range of roof pitches.
- The host property is flanked on North-Western side of the Two Storey Terrace Block via No 3 Hexton Rd, previously extended with a Two Storey Rear Pitched roof structure.
- The Host property is flanked on the South-East side of the Two Storey Terraced Block via No 1 Hexton Rd previously extended to the rear with a Single Storey Flat roof extension.

PLANNING HISTORY RECORD

This Property has a limited Planning History since its original build, therefore suggesting the existing Conservatory area was erected under Permitted Development.

- **Application 19/02070/FPH** **APPROVED**
Rear Single Storey Flat Roof Extension demolish existing Conservatory
- **Application 19/01535/NCS** **APPROVED**
Balcony Area above Rear Single Storey Extension

SITE CONSTRAINTS & POLICY IMPLICATIONS:

- The Application site has no Constraints according to LPA Public Access Records.
- The Application site is located within a Green Belt Area
- The Application site lies within the Chilterns designated as an Area of Outstanding Beauty

LOCAL PLANS RELEVANT PLANNING POLICIES & MAP ALLOCATIONS:

- The Application Site is located within a Category B Village area within the Parish of Lilley, & within the Hitchwood Offa & Hoo Historic Ward.
- **SP5** – Green Belt & Protection of Green Belt areas
- **CGB4 / SECN13** – Existing buildings within Rural areas of the Green Belt
- **D2** – House Extensions
- **D3** – Protected Living Conditions
- **SP9** – Residential Guidelines & Standards
- **SP1** – Sustainable Development
- **T2** – Car Parking Standards
- **NE3** – Chiltern AONB
- **SP5** – Countryside & Green Belt

STRATEGIC ALLOCATION:

- The Application site is located within the designated Green Belt Area & Chilterns Area of Outstanding Natural Beauty of North Herts District Authority.

CONSERVATION AREA:

- The Application site is not located within the Village Conservation Area.

RELEVANT PLANNING POLICIES & CONSIDERATION:

Relevant Local Planning Policies considered when compiling & Design of this proposed Extension have been listed above

- **NORTH HERTS LOCAL PLANS POLICY 2011-2031**
- **NORTH HERTS EMERGING LOCAL PLANS POLICY 2025-2045**
- **NORTH HERTS DISTRICT COUNCIL SUPPLEMENTARY RESIDENTIAL PLANNING DESIGN GUIDE – LATEST EDITION 2011:**
- **NATIONAL PLANNING POLICIES:**
NATIONAL PLANNING POLICY GUIDANCE – DOCUMENT – FEBRUARY 2019

KEY DESIGN ISSUES CONSIDERED FOR PLANNING:

The key issues taken under consideration when receiving the clients Design Brief & applying it in relation to the relevant Local Plans Policies are as follows:

DESIGN & IMPACT ON THE GREEN BELT:

- The acceptability of the principle of the proposed extension as designed within the Green Belt would impact of the Green Belt & the resultant visual impact of the proposed development would have on the living conditions of neighbouring properties & any impact that the proposed development would have on Car parking within the area.
- **Chapter 13** of the National Planning Policy Framework (NPPF) states that great importance should be attached to the Green Belt, with the main aim of Green Belt policy is to keep land permanently open.
- **Paragraph 143** states that inappropriate development should not be approved.
- **Paragraph 145** states that a Local Planning Authority should regard the construction of a new building as inappropriate in Green Belt., with the exceptions to this being (c) The Extension or Alteration of a building provided it does not result in disproportionate additions over & beyond the size of the original building.
- Policies within the North Herts Local Plan Policy 2011-2031 takes the view that
 - Except for proposals within settlements which accord with Policy 3, or in very special circumstances, Planning permission will only be granted for new buildings, extensions, & Changes of Use of buildings & of land which are appropriate in the Green Belt, & which would not result in significant visual impact.
- The Application site has benefitted under previous Grant of Planning Permission for a Single Storey Rear Extension with a Balcony area, which was not implemented. The proposed Extension would be sited similarly to the rear of the existing host property thereby not visible from within or having any visual impact on the street scene.
- The proposed Extension would be a Single storey addition of similar height proportions to that of the existing Extension to neighbour at No.1 albeit projecting a further 900mm out, however it is not considered that a development of this scale would be disproportionate when considered against the existing neighbouring building & therefore in our opinion would not result in an unacceptable loss in the openness of the Green Belt.
- In consideration of both National & Local Planning Policy, in our opinion the proposed development would not result in any unacceptable significant impact upon the openness of the Green Belt.
 - The current Local Plan Policy D2 gives guidance on acceptable House extensions
 - The nature of the proposed addition would not conflict with any of the considered Policies in my opinion given the Scale & Form of Extension proposed in relation to the existing building at the site.
 - The proposal would be compliant with Policies D1 – D2 - D3 - SP5 & SP9 of the District Local Plan & in accordance with the core principles set out within the National Planning Policy Framework.
 - It is also our opinion that the Scale of development would not have an adverse impact on the Chilterns AONB.
- It is proposed to demolish the end Outbuilding within the Rear Garden area & with Structurally designed additions to support the remaining end Gable wall construction the aim to open up the staggered garden amenity area thereby attaining a better view of the countryside o the Chilterns AONB area.

IMPACT ON NEIGHBOURING PROPERTIES:

A core Planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing & future occupants of both Residential Land & Buildings.

This principle is reflected in the provisions of Policies D1-D2-D3-SP5 & SP9 of the Local Plan.

- The proposed Single Storey Extension as submitted is of similar height to immediate neighbouring Single storey extension at No 1 & although the depth is approx. 900mm projection to the neighbouring extension, this proposal will not cause any loss of light or privacy to the neighbours nor would result in an unacceptable impact upon the amenities of neighbouring properties given the scale, form and relationship of the proposed Extension.
- It is considered that the overall proposed Extensions & Alterations would result in no unacceptable overbearing impact upon neighbouring occupiers & therefore in our opinion is compliant with the relevant Policies of the District Local Plan & the aims of the National Planning Policy Framework.

TECHNICAL CONSULTATIONS CONSIDERED:

The Material Planning Considerations in relation to this Full Household Planning Application, have been considered in relation to the Local Plan Policies currently in use & the following requirements for any Consultations have also been taken into consideration.

HIGHWAYS & PARKING:

The proposed Application does not increase the number of bedrooms in the property the need for any additional parking. Sufficient parking would remain on site, therefore there would be no car parking issues arising from the proposed development.

ENVIRONMENTAL:

- Initial research into the Flood Risk of the Site using the Government Flood Map for Planning has resulted in the Application Site & the immediate locality being located within Low Flood Risk area within Flood Zone 1, therefore defined as a Very Low Flood Risk area namely 0.1% chance of flooding, considering the property is also set at a higher ground floor level than adjacent Highway & Public Footpath levels Flood Risk is very Low.
- Any potential Noise implication on the proposed Residential sector of this area, due to the Application site being located centrally within a Terraced Block which is predominantly within an established Rural Residential area, therefore in our opinion this will not be considered to have any Noise Impact on either neighbouring dwellings or the locality in general.
- Previous site works to surrounding properties, & basic research have not revealed any site contamination within this locality therefore in our opinion any further works namely Soil Investigations etc would not be requested by Environmental Protection.
- The proposed Extension & associated Alterations to this mid Terrace property is not considered of a scale or nature whereby any practical climate change measures can be secured via the grant of planning permission, therefore in our opinion it is considered that the Proposals would comply with the relevant Local Plan Policies & the NPPF & would achieve an acceptable standard of development within the locality.

CONSERVATION AREA:

The Application site is located outside the designated Village Conservation Area therefore it is anticipated that there will be no input requirement from the Local Authority Heritage Dept.

DESIGN CONSIDERATIONS:

FULL HOUSEHOLDER PLANNING:

The proposal has been designed in line with the Applicants Design Brief for the proposed Single Storey Rear Extension complete with various Alterations & demolition of part of an existing Outbuilding to open up the view across the countryside to the rear of the property. All proposals have been considered in accordance with relevant Local Plans Policies, National Planning Framework & Local Authority Residential Design Guidelines, & it is our Design aspirations to maintain the protocol set down in the Local Plan to provide High Quality sustainable form of Residential Extension, which provides acceptable Living standards for all occupants & respects the character of the locale & neighbouring residences.

USE:

The Application Site currently has a Class C3 Residential Use which is maintained by the proposed Extension & Alterations.

SCALE:

The building footprint will change with the Rear Extension replacing the existing Conservatory structure & demolition of part of the Outbuilding. As the proposed Extension Flat roof design is similar in height to existing neighbouring extension & previous Extensions Approved for this property, the Scale of this building has not been compromised by the proposal.

AMOUNT:

Currently the Application Site area is approx. 0.062 Hectares comprising of An irregular staggered rectangular shaped plot of land, with the rear garden amenity area offset from main property, on which the main Mid Terraced Residential dwelling is located complete with detached Outbuilding Storage building all of which covers approx. 7% site coverage. The proposed Extension to the building footprint at Ground Level, is a compliant replacement structure, replacing an existing Conservatory therefore the following Floor areas apply.

- **Existing Ground Floor area with Conservatory:** 52.50 metres sq
- **Conservatory being demolished:** 6.0 metres sq
- **Outbuilding being demolished:** 9.60 metres sq
- **Proposed Extension:** 31.50 metres sq

The proposal overall provides an additional 16.0 metres sq Floor area overall.

LAYOUT:

The existing Conservatory structure being demolished was technically non-compliant & unusable as part of the existing residence, the replacement compliant Single Storey structure will be thermally compliant & by design will integrate the current small Kitchen area to be incorporated within a larger overall area whilst ensuring that the current Natural light levels can be enhanced by including Bi Fold Door system & a Roof Lantern Light within the proposed Extension. This allows the existing small Dining Room area to be converted to form separate Utility & Shower room areas which will both benefit the Living conditions within the property.

APPEARANCE:

The Flat roof extension replicates the neighbouring Extension complete with matching material finishes to reflect existing materials used with new windows in White Upvc frames to suit Double Glazed units to match existing window fenestration & type.

LANDSCAPING:

The proposed Extension is to the Rear of the building & the part demolition of the Outbuilding ensures that No Boundaries or Landscaping will be affected by this proposal.

ACCESS:

The original front entrance door access points to the Residential dwelling will remain as existing, the existing nominal slope to the immediate rear garden area outside the proposed Extension will require a small step or patio area to accommodate the ground fall but will not compromise ground level surrounding the Outbuilding.

AMENITIES:

Current Amenity area will not be affected by this replacement Extension proposal, but will be nominally improved by the demolition of part of the Outbuilding

CAR PARKING:

As the proposed Extension provides only additional improvement to room areas at Ground Level & does not add any new Bedroom capacity to the dwelling, there will be No Parking implications within the existing Residential site area.

WASTE MANAGEMENT:

The existing Refuse arrangements will remain unaffected by the Extension proposal.

CONCLUSION:

- This Full Planning Application is for a Proposed Rear Single Storey Flat Roof Extension complete with associated Alterations, to the host Residential Family dwelling & part demolition of an Outbuilding. This Full Planning Application has been submitted to the LPA to be considered for a Grant of Planning Permission complete with any Conditions sought to be imposed by the LPA.
- This proposal has been designed, & relevant aspects of the design were considered in accordance with relevant Local Plan Policies set in Core Strategy & Development Management Policies as stated within this Planning Statement, & to accord with Nationally relevant Government Policy documents NPFF & Local Authority Residential Design Guidelines currently in force at time of this submission.
- The key points of reference considered during the Design process, was to ensure that the Proposed Extension & Alterations to the property replicated the Appearance & the Finish to the original building complete with replicating the Fenestration of new windows to retain the character of the building appearance whilst improving the Thermal efficiency of the existing building fabric, & ensuring that all new windows have a compliant Means of Escape in case of fire compliance, whilst ensuring that the proposal would not be harmful to any neighbouring Residences.
- It is anticipated that in our opinion all the relevant Design criteria have been applied & followed, & that this Full Planning Application will be both supported & Endorsed by a Full Planning Approval being granted by the Local Authority Planning Department.
- In consideration of both National & Local Planning Policy, in our opinion the proposed development would not result in any unacceptable significant impact upon the openness of the Green Belt & it is also our opinion that the Scale of development would not have any adverse impact on the Chilterns AONB.

We submit this Full Planning Application in accordance with requirements of the Town & Country Planning Act 2008, & in accordance with current Planning Legislation in that the application will be determined within the 56 day prescribed time period from validation, unless an Extension of time is agreed, as stated in the Government Guidelines on the Central Bedfordshire Council website. Should you wish to make a Site visit please advise & I will arrange with the clients to gain site access on a mutually agreed date and time.

LOCAL AUTHORITY PLANNING LIAISON

Both the Client/Developer & Architectural practice who are acting as the clients' agents for this process wish to work proactively with the LPA to encourage an open form of dialogue & communication, in order to resolve any issues relating to this proposal, to gain agreement in principle to the proposal complete with a favourable planning decision.

ADDENDUM:

This is an overview of the Documents & Photographs that compile this Full Householder Planning Application as submitted to North Hertfordshire District Council

DRAWINGS:

- **Dwg. 25/4295/01A** - *Location & Site Plans – Existing Layouts & Elevations*
Scales 1:1250 1:500 1:100
- **Dwg. 25/4295/02B** – *Proposed General Floor Layouts & Elevations*
Scales 1:50 1:100

DESIGN & ACCESS PLANNING STATEMENT:

- **25/4291/Version 02** - *Pages 01-12 inclusive for D & A Planning Statement*