

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Tabitha Kaye.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                                                        | APPLICATION SITE                                                                 |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 26/00815/FPH             | Single storey rear extension, first floor rear extension and replace existing rear rooflight with rear dormer window. Installation of rooflight to existing west elevation roofslope. Replace existing garage doors with glazed gable end windows to facilitate conversion of garage into habitable accommodation. Alterations to existing fenestration. Detached carport/store to the front driveway (Amended scheme submitted 26.05.26). | Field House<br>18A Newnham Way<br>Ashwell<br>Baldock<br>Hertfordshire<br>SG7 5PN |

### **Submitted Plan Nos**

Location Plan SC 02 SC 03 SC 04 SC 05 SC 06 SC 07 SC 08 SC 01 SC 09 SC 10

### **1.0 Policies**

|        |                                         |
|--------|-----------------------------------------|
| SECN12 | Achieving well-designed places          |
| SECN14 | Meeting climate change,coastal,flooding |
| SP9    | Design and Sustainability               |
| D1     | Sustainable design                      |
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| T2     | Parking                                 |

## 2.0 **Relevant Site History**

- 2.1 **15/01712/1:** Erection of 1no. four bedroom detached dwelling with associated parking and amenity space at the rear of 18 Newnham Way (Arbury House) including alterations to existing access drive (as amended by plans received on 5 August 2015). **Refused (Appeal allowed 02.06.2016).**

## 3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – No comments received.
- 3.2 **Ashwell Parish Council** – No objection.

## 4.0 **Planning Considerations**

#### **4.1 Site and Surroundings**

- 4.1.1 The application site accommodates a detached, 1.5 storey dwelling situated on a back-land plot on Newnham Way, Ashwell. The site is located within the Ashwell settlement boundary. The levels on site vary, with the east of the site being positioned at a slightly higher level than the west. The dwelling itself is sunken into the plot to maintain a consistent level. The site is accessed via a long drive, situated to the west of the original donor dwelling, no.18 Newnham Way.
- 4.1.2 The east and south boundaries are treated by mature, high hedging. The site borders the rear-most gardens of no.18 Newnham Way to the south and no.16 Newnham Way to the east. The site borders open countryside to the north and west. The north and west boundaries are treated by sparse vegetation.
- 4.1.3 Permission for the dwelling was allowed at appeal in 2016. Permitted development rights have not been removed for the property.

#### **4.2 Proposal**

- 4.2.1 Single storey rear extension, first floor rear extension and replace existing rear rooflight with rear dormer window. Installation of rooflight to existing west elevation roofslope. Replace existing garage doors with glazed gable end windows to facilitate conversion of garage into habitable accommodation. Alterations to existing fenestration. Detached carport/store to the front driveway (Amended scheme submitted 26.06.26).

#### **4.3 Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- Design and impact on local character;
  - Impact on neighbour amenity;
  - Highways and parking matters;
  - Impact on the environment;
  - Biodiversity Net Gain (BNG).

#### Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the North Hertfordshire Local Plan (NHLP) require that development proposals respond positively to the site's local context, with Policy ASH3 of the Ashwell Neighbourhood Plan (ANP) specifying that new development should have regard to the local character of Ashwell. Policy D2 of the NHLP states that extensions to houses and outbuildings should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Section 12 of the National Planning Policy Framework (NPPF).
- 4.3.3 The proposed rear single storey extension would be sympathetic to the existing built form in both design, such as the dual-pitched roof, and materials, such as the natural feather boarding finish. The scale of this extension would sit comfortably within the rear garden. Likewise, the proposed rear first floor extension would match in design and materials, and would continue the existing natural palette by the use of timber supports. The first floor extension would be of an appropriate scale and would have a lower ridge height than the main dwelling in order to appear subordinate to the main house. The proposed rear extensions are therefore acceptable in design terms.
- 4.3.4 To facilitate the garage conversion, the existing garage doors would be replaced by timber framed glazing, which would extend into the gable apex. Timber bi-fold doors would be added to the southern elevation. The use of timber and the retention of the existing built form would respect the existing character of the house and is therefore acceptable.
- 4.3.5 The proposed detached carport/store would be sited in the north-east corner of the site. The structure would match the use of timber, grey slate and feather edge boarding of the main house. The structure would be of an acceptable scale for the site context, measuring 4.67m to the ridge, 2.47m to the eaves, 6.4m in depth and 7.6m in depth. The carport/store is therefore acceptable in scale and depth.
- 4.3.6 The proposal is considered to accord with Policies D1 and D2 of the NHLP, Policy ASH3 of the ANP, as well as Section 12 of the National Planning Policy Framework (NPPF).

#### Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.8 The proposed rear extensions would be constructed on the same level as the dwelling, meaning that they would be sunken into the plot and well screened by the high vegetation along the east and south boundaries, which are at a higher ground level. On account of this, the proposed rear extensions would not have any overlooking, overbearing or overshadowing impacts upon neighbouring dwellings nos.16 and 18 Newnham Way.
- 4.3.9 The garage conversion and proposed car port would be positioned to the north/north-west part of the site which borders open countryside. The development would be

adequately distanced from neighbouring dwellings and therefore would not give rise to any neighbour amenity impacts.

4.3.10 Overall, the proposal accords with Policy D3 of the NHLP and Section 12 of the NPPF.

#### Highways and Parking

4.3.11 Policy T2 of the NHLP and Policy ASH20 state that residential parking should have regard to the standards set out in Appendix 4 of the NHLP. In accordance with Appendix 4, the site would maintain adequate parking to accommodate a 3no. bedroom dwelling and is therefore acceptable.

#### Environmental Implications

4.3.12 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF.

4.3.13 No trees on site are subject to a Tree Protection Order. However, the applicant has taken care to ensure that existing biodiversity on site will be maintained. As shown on drawing SC 10 A, the positioning of the car port has regard to the root protection area of existing trees along the north/north -east boundaries and foundations will be hand dug. As shown on drawing SC 01 A, a replacement tree will be planted due to the felling of 1no. tree to accommodate the proposed rear extension. There are no other environmental implications as a result of the proposed development.

#### Biodiversity Net Gain (BNG)

4.3.15 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

### 4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

### 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.

**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.

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p><br><br><br><br><br><br><br><br><br><br><br><p>Shaun Greaves<br/>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 23 June 2026</p>                                                                                                                                                       |                                                                                                                                                 |