

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02617/FPH	Two storey rear extension, insertion of first floor side window and enlargement of existing patio.	Windrush Rabley Heath Road Welwyn Hertfordshire AL6 9UF

Submitted Plan Nos

P01 P02 P03 P04 P05 P06 P07 P08

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SP5	Countryside and Green Belt
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 16/00554/1HH: Conditional Permission: *Part single, part two storey side extension; two storey rear extension.*
- 2.2 13/00525/1HH: Conditional Permission: *Single storey side extension following demolition of existing detached garage; rear conservatory; two storey rear extension; detached car port.*

- 2.3 09/00746/1HH: Conditional Permission: *Two storey rear extension following demolition of existing outbuilding. Rear conservatory and front porch.*

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.

- 3.2 **Codicote Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey, detached dwelling situated on Rabley Heath Road outside of the settlement boundary for Knebworth. The site is located within the Green Belt. The site immediately borders Honeysuckle Cottage to the north, and is separated from the neighbouring property to the south, The Hawthorns, by a public footpath.

4.2 **Proposal**

- 4.2.1 *“A two storey rear extension with gable pitched roof to match the existing rhythm and profile of the main house. A new corner glass sliding door on the ground floor, two rear first floor windows and a new side window on the first floor. All material finishes to match the existing house (render to the ground floor, timber cladding to the first floor and tiled roof finish).”*

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the proposal in principle, taking into account the impact of the proposal upon the Green Belt;
- The acceptability of the design of the proposed development and its impact on the character and appearance of the area;
- The impact of the proposed development on the living conditions of neighbouring properties;
- Access and parking matters;
- The impact of the proposed development on the environment.

Principle of Development - Green Belt

- 4.3.2 The application site is situated within the Green Belt, and is outside of the Knebworth settlement boundary; therefore, Policy SP5 of the NHLP and the provisions of Section 13 of the NPPF are of relevance.
- 4.3.3 Policy SP5 of the NHLP outlines that development proposals in the Green Belt will be supported where they would not result in inappropriate development, or where very special circumstances have been demonstrated. Policy SP5 is commensurate with Paragraph 153 of the NPPF, which advises that significant weight should be given to any harm to the Green Belt that arises from development unless Very Special Circumstances can be demonstrated to outweigh this harm.
- 4.3.4 Paragraph 154 of the NPPF outlines the exceptions of 'inappropriate development' in the Green Belt. I consider that exception c) is of relevance: *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*
- 4.3.5 Plans predating 2009 are not available. Therefore, the floor plan submitted under 09/00746/1HH has been used to calculate the 'original' footprint of the dwelling, which is considered to be 86.11 sqm. As later permissions have encompassed the footprint of the garage (16.5 sqm), this has been included in calculations for the 'original' footprint, culminating in a footprint of 102.61 sqm.
- 4.3.6 At present, the existing footprint measures 162.4 sqm. The proposed two-storey infill extension to the rear would increase the footprint to 179.9 sqm; a 75.32% increase on

original. Furthermore, the extension would only create a 10.78% increase on the existing footprint. I do not consider the 75.32% increase on original to constitute 'inappropriate development' in accordance with Paragraph 154 of the NPPF.

- 4.3.7 Furthermore, it would be difficult to suggest that the proposal would cause an unacceptable degree of harm to the open character of the Green Belt. The extension would infill an existing gap at the rear of the dwelling and would not exceed the parameters of the existing side-most and rear-most elevations. On balance, the proposal accords with Policy SP5 of the NHLP and the principles of the NPPF and is, therefore, acceptable in principle in relation to its impact on the Green Belt.

Design

- 4.3.8 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.9 The proposed two-storey rear extension would infill the existing gap within the north-east corner of the dwelling. The proposed extension would have a depth of 3.4m and a width of 5.4m, to match the existing side-most and rear-most walls. The extension would match the existing roof form and height. The proposed external materials would match the existing palette.
- 4.3.10 The proposal includes a new upper floor side elevation to serve a bathroom. This is conditioned to be obscure glazed.
- 4.3.11 The proposal is considered to accord with Policies D1 and D2 of the Local Plan and Section 12 of the National Planning Policy Framework.

Neighbour Amenity

- 4.3.12 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.13 Regarding neighbour amenity, the proposed extension would be sufficiently set away from the boundary line, extend no further than the existing side most wall and would be largely obscured by vegetation. The proposed upper floor side elevation window is conditioned to be obscure glazed.
- 4.3.14 Therefore, it is not considered that the proposal would result in unacceptable harm upon neighbour amenity, as to be objectionable, in terms of dominance, shading or loss of privacy, and accords with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.15 The proposal includes an increase in the number of bedrooms from 5no. to 6no. However, the existing parking provision remains unaffected and maintains sufficient space for a minimum of 2no. parking spaces. Therefore, the proposal complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.16 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.17 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.

4. The proposed rear-most window at first floor level on the left side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 January 2026	