



Hertford Planning Service

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Our Ref: 20311

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Development Management
East Herts Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Dear Sir or Madam

16 Chapel Lane, Letty Green, SG14 2PA

Prior approval was granted in June of this year for the demolition of an existing conservatory/two storey rear extension at the above property and erection of two 8 metre deep single storey rear extensions (3/23/0874/PNHH).

A householder planning application was then submitted in July for the erection of a single extension on a similar footprint and with a similar volume to that of the approved extensions mentioned above (3/23/1305/HH).

Planning permission was however refused on the grounds that the proposed extension would amount to inappropriate development within the Green Belt as its volume would be 15.7% larger than the fallback scheme.

In response to this decision the volume of this latest scheme has now been reduced by 15.7%. It would therefore not result in disproportionate additions to the original building when compared to those that can already be added under permitted development, thereby avoiding any additional harm to the openness of the Green Belt.

The design of the proposed extension would be far more in-keeping with the character and appearance of the application property than the two permitted development extensions. It would also not create any issues relating to neighbour amenity, parking or trees.

Overall it is considered that the proposed development would comply with Local Plan Policies GBR1, DES4 and HOU11 and planning permission should therefore be granted accordingly.

If you have any queries regarding this proposal, then please let me know.

Yours faithfully



Paul Cavill
Partner/Planning Manager