



Architecture & Planning

Hertford Planning Service

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Our Ref: 20311
PP Ref: 12671608

12th December 2023

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

Dear Sir or Madam

16 Chapel Lane, Letty Green, SG14 2PA

Planning permission was granted earlier this year for the demolition of an existing conservatory at the above property and the addition of 3 dormers to the rear/4 rooflights to the front in order to create two additional bedrooms with en-suites within the roof space, together with alterations to fenestration and the relocation of the front entrance door (3/22/2269/HH).

The applicant would now like to increase the amount of useable head height within the second-floor rooms, whilst at the same time squaring off the rear elevation of the property.

This application is therefore proposing: (1) the demolition of the existing conservatory, a two-storey rear extension & a single storey rear extension; (2) the erection of two storey extensions on either side of the existing rear gable projection & the raising of the existing rear roof slope with 3 new dormers; and (3) alterations to fenestration, relocation of front entrance door and 5 new rooflights to the front roof slope.

The footprint of the proposed two storey rear extensions would be less than the two extensions they would replace; the cumulative volume of the proposed extensions would be less than those that have been identified for demolition; and the proposed dormer windows would be similar in size and scale to those approved under 3/22/2269/HH.

The proposal would not result in disproportionate additions to the original building when compared to those that would be replaced or those that can already be added under existing planning approvals, thereby avoiding any additional harm to the openness of the Green Belt.

The proposal would therefore not conflict with any of the five purposes of including land within the Green Belt at it would not: (1) add to the sprawl of a large built-up area; (2) help neighbouring towns to merge together; (3) result in any encroachment into the countryside; (4) be located within an historic town; or (5) involve urban regeneration.

The design of the proposed extensions and external changes would be in keeping with the character and appearance of the property.

The proposal would not create any neighbour amenity, parking, access or landscaping issues.

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