

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02207/FPH	Erection of a single storey outbuilding	138 Bedford Road Hitchin Hertfordshire SG5 2UP

Submitted Plan Nos

PL-03_Block_ SU01 PL-01 PL-02A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

SP2 Settlement Hierarchy and Spatial Distrib

2.0 **Site History**

2.1 04/01087/1HH - First floor side extension and replacement single storey rear extension – Conditional Permission

2.2 83/00556/1 - Erection of single storey rear extension – Conditional Permission

3.0 **Representations**

3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 138 comprises a mid-terrace two storey dwelling off Bedford Road, Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Erection of a single storey outbuilding.

4.3 **Key Issues**

4.3.1 **Principle:** Within the settlement boundary of Hitchin , and comprises a modest addition to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The proposed built form and materials would be similar to the existing outbuildings in the vicinity, and would be of a scale sympathetic to the host dwelling. It would therefore occasion minimal to no significantly detrimental impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan. I consider it is prudent to restrict the use of the building given its scale and the provision of a bathroom to ensure it is not used as a self-contained dwelling.

4.3.3 **Heritage considerations:** N/A.

4.3.4 **Impact on the street scene:** The works are to the rear of the dwelling and would therefore be predominantly obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest and not objectionable. It is therefore considered that there would be no unacceptable impact to the street scene.

4.3.5 **Impact on neighbours:** The proposal would be set away from the rear elevations of neighbouring dwellings, and would be adjacent to similar buildings in the neighbouring property. It is noted that there is a variation in site levels and the building would be accessed via stairs with a modest platform given the building faces down the slope. I do not consider that this would provide an unacceptable vantage point into neighbouring gardens, particularly given the already overlooked nature of gardens within this terrace. Turning to light loss, it is noted that the neighbour to the south already benefits from a large outbuilding, and therefore do not consider that dominance or light loss would be significant. The neighbour to the north, No. 140 benefits from trees adjacent to the outbuilding, and given this location at the extreme end of the plot, I do not consider that shadowing would be significantly harmful. Complies with Policy D3 of the Local Plan.

4.3.6 **Parking:** No alterations proposed to the existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.7 **BNG:** Exempt from BNG requirements.

4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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 outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 138 Bedford Road, Hitchin.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 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: 3 February 2026	