

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00148/FP	Erection of one detached 3-bed self-build dwelling with associated parking and garden land. Garage of building to be utilised as environmentally friendly store room to store battery packs and associated equipment to serve new dwelling. Siting of temporary storage building.	The Jays Pirton Road Holwell Hitchin Hertfordshire SG5 3SS

Submitted Plan Nos

Location Plan Site Plan MJ/25/P01 MJ/25/P02 MJ25/P/03 Foul drainage plan

1.0 Policies

CGB1	Rural Areas beyond the Green Belt.
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
NE2	Landscape
NE4	Biodiversity and geological sites
SECN11	Making effective use of land
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding

SECN15 Conserve + enhance natural environment

SECN16 Conserve + enhance historic environment

2.0 **Site History**

- 2.1 24/01955/FP - Erection of one detached 3-bedroom self-build dwelling with associated parking and garden land. Existing farm building restored and converted into environmentally friendly plant room to store battery packs, solar panels and associated equipment to serve new dwelling. – Withdrawn
- 2.2 22/00146/FP - Erection of one detached 4-bed dwelling with associated parking and garden land following the demolition of the existing farm building. – Conditional Permission
- 2.3 21/01179/FP - Erection of one detached 3-bed dwelling following demolition of existing farm building. – Conditional Permission
- 2.4 20/00869/PNQ - Prior Approval Notification - Class Q: Conversion of agricultural building into one 2-bed dwelling. – Prior Approval Not Required
- 2.5 94/00285/1 - Replacement storage container - Withdrawn

3.0 **Representations**

3.1 **Neighbour Consultation –**

3x Objections:

- Development would exceed the scope of the existing building and approved dwelling.
- Harm to visual openness and character of area.
- Requests introduction of passing place on access track.
- Queries fire risks from development.
- Potential hazardous materials in existing structure disturbed by works.
- Potential harm from increased traffic to and from site.

1x Support:

- Site is overgrown and run down.
- Previous permission should be given weight.
- Advises of variety of materials of construction nearby.

3.2 **Parish Council – Support.**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises land to the north of Glebe Lodge, and accessed off Pirton Road. A property name is registered, 'The Jays', though no residential property is present on site. The application is submitted under this name. The land is within the Rural Area Beyond the Green Belt and forms part of Holwell.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for the erection of one detached 3-bed self-build dwelling with associated parking and garden land and an integrated garage to be utilised as an environmentally friendly store room to store battery packs and associated equipment.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The principle of the development.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Principle of Development:

- 4.3.2 The site is within the Rural Area Beyond the Green Belt, and comprises part of Holwell, a Category B Village, wherein Limited infilling may occur subject to the development not extending the built core of the village. The requirement is represented by both policies SP2 and CGB1. This application follows the withdrawal of a previous application, withdrawn due to the siting of the previously proposed and now withdrawn dwelling resulting in a significant area of built form extending out into the countryside. This application comprises an amended siting and scale of development, whereby the dwelling is situated closer to the western boundary and sits predominantly on the footprint of the existing building. Glebe House, to the south, and Mount Pleasant to the north-west comprise part of the outer reaches of the built core of this part of Holwell. I consider that the modest projection of the dwelling beyond the building lines created by these two dwellings would not result in the extension of the built core of Holwell. Furthermore, given that development is present to the south, west and north of the site, I consider that limited infilling would occur. Policies CGB1 and SP2 would therefore be complied with.
- 4.3.3 Policy CGB4 relates to the replacement of rural buildings. It permits the replacement of the existing storage shed subject to the resultant building not having a materially greater impact on the openness, purposes or general policy aims of the Rural Area Beyond the Green Belt. Given that Policy CGB1 and SP2 would be complied with, I consider that

there would be not conflict between the development and the purpose and policy aims of RABG. It is acknowledged that the footprint of the dwelling would double the size of the existing building, however, material weight should be given the proposed dwelling would be situated on the footprint of the extant dwelling permitted by 22/00146/FP, and would feature a single storey, rather than a submerged basement require extensive landscaping and land levels changes to be enabled. Due to the above discussed extant nature of the permission, the single storey height of the structure, and the associated landscaping management and enhancement by the application that has occurred, I consider that the development would not comprise a materially greater impact upon openness when compared to the existing arrangement. Given the temporary nature of the storage building,

Design and Appearance:

- 4.3.4 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main building 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.
- 4.3.5 The proposed dwelling would be single storey in height and would feature gable ends to the side and a gable ended projection to the front. An integrated garage is proposed to the southern wing of the building, with a dual pitched roof proposed along with solar panels. I consider that the dwelling would retain the rural character and appearance the existing building and would reflect the agrarian nature of this semi-rural location. Materials of construction are proposed to be timber cladding with a brick plinth. I consider that the scale, built form and materials of construction would therefore be acceptable. The layout of the development would result in the dwelling sitting tight to the western boundary of the site. This would reflect the existing layout of the site, and would mitigate potential visual impacts for the open countryside to the east of the site. This is considered to be acceptable given the single storey nature of the site and would not be objectionable. Subject to a suitable landscaping scheme being submitted as part of a discharge of condition submission, I consider that the existing landscape enhancements within the site together any proposed additions would be acceptable.
- 4.3.6 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.7 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

The site is neighboured to the south by Glebe Lodge, and by Mount Pleasant to the northwest. The proposed dwelling would sit adjacent to the eastern boundary of the

extended curtilage of Mount Pleasant. Given the single storey height of the building, together with its siting in relation to neighbouring dwellings, I do not consider that it would result in unacceptable dominance or losses of light for these neighbouring dwellings. Some noise generation would occur owing to the new use for the site, however, I do not consider that this would be significant or adverse. Outlook from the dwelling would be at ground floor level, and would therefore not allow for significant overlooking towards Glebe Lodge. With regards Mount Pleasant, the dwelling would back onto the shared boundary with the extended garden area of this neighbour. Given the ground floor height of windows, together with their use as either a bathroom or a bedroom, I do not consider that the sense of overlooking from these windows would be unacceptable or adverse. It is noted that battery equipment is proposed within the garage space. Given that the equipment would be stored internally

- 4.3.8 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Standard of Amenity for Future Occupiers:

- 4.3.9 The proposed internal floor space for the dwelling would exceed the minimum space required for a three-bed, single storey dwelling as required by the Nationally Described Space Standards. Amenity space is provided to the front. Overlooking is not considered to arise from the neighbouring dwellings into this plot, and I therefore consider that the amenities of future occupiers would be suitably served by the building and garden area.

Highways and Parking:

- 4.3.10 The proposed dwelling would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful. Access would be provided by a track off Pirton Road. Hertfordshire Highways have not objected to the proposed development, but have recommended the inclusion of a construction management plan or methods statement condition to mitigate construction impacts during the construction phase of the proposed development. Herts Fire and Rescue have commented, noting the proposed sprinkler system, a point of objection in the most recent application that was withdrawn.

Environmental Implications:

- 4.3.11 It is noted that the proposal seeks to introduce batteries for the charging of EVs, and this is welcomed. Furthermore, solar panels are proposed to the roof of the dwelling, and this would be welcomed and is considered to comprise a benefit.

Ecology:

- 4.3.12 The proposed development is for a self-build dwelling, and is being developed for occupation by the applicant. As per the BNG regulations, the development is therefore not bound to delivering at least 10% of BNG. Policy NE4 requires proposals to demonstrate measurable gains of BNG, and given the planting of landscaping within the site, both at present and proposed, I consider that the development would result in some enhancement of ecological assets. Furthermore, the implementation of enhancements,

as required by the Ecology consultee response, is considered to meet the requirements of this policy.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the commencement of construction works above ground level and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

4. Prior to the commencement of above ground construction works of the development hereby permitted full details of a comprehensive hard and soft landscaping scheme (including planting details) and all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

All approved hard standing and boundary treatments shall be completed prior to the first occupation of the development.

The approved soft landscaping / planting details shall be carried out before the end of the first planting season following either the occupation of the (first) dwelling or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To ensure the development is comprehensively landscaped in the interests of visual amenity. Local Plan Policies D1 and N2.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

6. Prior to the commencement of the development hereby permitted, full details of the appearance and siting of a temporary storage building shall be submitted to and approved in writing by the Local Planning Authority.

Within 8 weeks of the occupation of the dwelling hereby approved, the storage building shall be demolished and removed from site and the ground beneath returned to its greenfield status.

Reason: In the interest of preserving visual amenity, and to comply with Policies D1 and D2 of the Local Plan 2011-2031.

7. Prior to the commencement of the development, a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:
- a) The construction programme and phasing
 - b) Hours of operation, delivery and storage of materials
 - c) Control of dust and dirt arising from construction
 - d) Waste management proposals
 - e) Mechanisms to deal with environmental impacts such as noise, air quality,

light and odour during construction.

Reason: In the interests of mitigating highway impacts, as per Local Plan Policy T1.

8. All ecological measures and/or works shall be carried out in accordance with the details contained in the April 2024 Landscape and Ecological Management Plan as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that works are ecologically sensitive and result in an enhanced natural environment. (Section 15 of the NPPF)

9. In the event that contamination not identified in the ground investigations to date is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

10. Prior to first occupation of the dwelling hereby approved, the fire sprinkler system indicated on plan number MJ25/P/01, and shall be retained with the dwelling in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a suitable level of safety, to comply with Policy T1 of the Local Plan 2011-2031.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and 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.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 April 2025	