

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02047/FPH	Alterations to existing rear outbuilding/summer house. (Development already carried out). (as a variation of planning permission 25/00599/FPH granted 25.04.2025) (as amended by plans rec'd 8 October 2025).	10 West Hill Hitchin Hertfordshire SG5 2HZ

Submitted Plan Nos

Location Plan NCA.372.PL002 NCA.372.PL003 NCA.372.PL004 NCA.372.PL005 NCA.372.PL006V.2
NCA.372.PL007 NCA.372/3.PL004 NCA.372/3.PL002 NCA.372/3.PL003 NCA.372/3.PL005B
NCA.372/3.PL006B

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

2.0 **Site History**

- 2.1 25/00599/FPH - Single storey extension to existing summer house and replace existing roof. – Conditional Permission
- 2.2 16/03162/1HH - Single storey summerhouse with hipped roof in rear garden. – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Representations** – 1x Objection from No. 8 West Hill:

- Out of keeping with area.
- Queries removal of elderflower tree.
- Concern regarding reduction in distance to the boundary.
- Change in circumstance compared to previous permission raises amenity concerns.
- Imposing form of development that exacerbates out of character nature.
- Concern regarding potential drainage from the roof and downpipes causing issues with water discharge.
- Potential overhang of boundary to the rear by the attached shed.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 10 comprises a detached two storey dwelling off West Hill, a residential road in Hitchin.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Alterations to existing rear outbuilding/summer house. (Development already carried out). (as a variation of planning permission 25/00599/FPH granted 25.04.2025)

According to the planning statement, the amendments comprise the addition of a lean-to store to the rear elevation, the alteration of the roof slope and pitch, the cladding of the elevations with weatherboarding instead of render. An increase in the width, towards the side boundary.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

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

Design and Appearance:

- 4.3.2 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 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.
- 4.3.3 The building is to the rear of the dwelling, and is adjacent to the rear boundary. Impacts to the street scene and the dwelling within the street scene are not considered to be detrimental. Views can be gained from neighbouring dwellings, however, the building is predominantly obscured by the boundary fences and is therefore not considered to be detrimental to the setting or appearance of these neighbouring dwellings. Most dwellings along West Hill benefit from outbuildings to their rear boundaries, and whilst the dwelling is larger than most of these outbuildings, I do not consider that its scale and siting is harmful to the grain of development along West Hill. Turning to appearance, broadly, the plans show a building similar in appearance to what was approved, but with the main variation being the scale and materials of construction. I consider that the use of cladding instead of render is not harmful, and comprises a suitable form of development that is similar to other outbuildings in Hitchin and the wider district. The increase in scale

is noted, and already comprises a large outbuilding as approved. The modest increase in width and changes to bulk due to the altered roof form is not considered to be so substantial that it would lack subservience to the dwelling or overdevelop the plot. Therefore, the design is considered to be acceptable.

- 4.3.4 The 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:

- 4.3.5 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.
- 4.3.6 The outbuilding is built in the approved location but with an increase in scale and materials. The increase in scale is not significant, and is not considered to overbear the neighbouring occupiers when compared to the approved scheme. There is an increase in scale to the rear boundary owing to the increased roof height and the introduction of an attached timber garden shed to the rear elevation with a mono pitched roof. The increase in height is acknowledged but is not considered to be objectionable when compared to the approved scheme, given the modest change in bulk and associated dominance. The introduction of the attached shed is noted, but is set against the existing bulk of the structure, and is therefore unlikely to be visually dominant or objectionable. Outlook from the building remains at ground floor level and towards the dwelling, and is therefore not considered to allow for overlooking into neighbouring properties. Overall, the amenity impacts are considered to be acceptable.
- 4.3.7 Given the above, it is considered that the 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.

Highways and Parking:

- 4.3.8 The development is served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally are not harmful.

Environmental Implications:

- 4.3.9 The development, by virtue of its limited scale in general terms together with the sustainable location has no significant implications for the local environment in terms of carbon emissions and therefore is generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

4.4.1 The 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:

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 November 2025	