

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01864/FPH	Installation of swimming pool (development already commenced), decking and paving (development already carried out). Installation of retractable pool cover.	Hawthorns Bedford Road Holwell Hitchin Hertfordshire SG5 3RX

Submitted Plan Nos

K1578-P04 K1578-P01 K1578-P02a K1578-P03

1.0 Policies

2.0 **Site History**

- 2.1 25/01200/FPH - Change of use of existing detached outbuilding to one self-contained annexe ancillary to main dwelling. (Development already carried out). – Conditional Permission
- 2.2 23/00522/S73 - Variation of Condition 2 (revised plans) of planning permission 21/03450/FPH granted 06.04.2022 for erection of detached 2x outbuildings comprising of 1x garage with hobby room above and 1x home gym/ancillary accommodation. Installation of in-ground swimming pool – Conditional Permission
- 2.3 21/03450/FPH - Erection of detached 2x outbuildings comprising of 1x garage with hobby room above and 1x home gym/ancillary accommodation. Installation of in-ground swimming pool (as amended by plans received 1 and 6 April 2022). – Conditional Permission

3.0 **Representations**

- 3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises Hawthorns, a residential dwelling off Bedford Road. The site is brushed over by the Rural Area Beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Installation of swimming pool (development already commenced), decking and paving (development already carried out). Installation of retractable pool cover.

4.3 **Key Issues**

- 4.3.1 **Principle:** The application site is in land within the Rural Area Beyond the Green Belt. CGB4 is therefore triggered, given that the works relate to an existing building. I consider that the pool and cover comprise an outbuilding under point d), and given their direct proximity to the main dwelling, and their modest height are sufficient to comply with both

c) and d) within this policy. Therefore, the principle of the development is supported by Policy CGB4.

4.3.2 **Design:** The appearance of the decking area in relation to the dwelling and outbuilding is acceptable. The pool and cover are of a sufficient scale, location and appearance to be visually subordinate to the main dwelling, and do not detract from its appearance. Complies generally with Policy D1 of the Local Plan.

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 obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. It is therefore considered that there would be no impact to the street scene.

4.3.5 **Impact on neighbours:** None. Would not be significant in height, and would be isolated from neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise from the deck or pool area. Complies with Policy D3 of the Local Plan.

4.3.6 **Parking:** No alteration to 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.

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: 9 October 2025	