

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02816/FP	Erection of two detached dwellings and one detached garage to serve plot 2 following demolition of existing detached garage including parking, landscaping and extension of existing vehicular access off Stevenage Road (existing vehicular access off Sperberry Hill permanently made redundant).	Ryefield Stevenage Road St Ippolyts Hitchin Hertfordshire SG4 7PE

Submitted Plan Nos

LAF3479-224338-DWG-006 LAF3479-224338-DWG-002 LAF3479-224338-DWG-003 LAF3479-224338-DWG-004 LAF3479-224338-DWG-005

1.0 Policies

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North Herts Local Plan 2011 - 2031

Policy SP1: Sustainable development in North Hertfordshire
Policy SP2: Settlement Hierarchy and Spatial Distribution
Policy SP6: Sustainable Transport
Policy SP7: Infrastructure requirements and developer contributions
Policy SP8: Housing
Policy SP9: Design and Sustainability
Policy SP10: Healthy communities
Policy SP11: Natural resources and sustainability
Policy SP12: Green Infrastructure, landscape and biodiversity
Policy SP13: Historic Environment

Policy T1: Assessment of Transport matters
Policy T2: Parking
Policy HS1: Local Housing Allocations
Policy HS2: Affordable housing
Policy HS3: Housing mix
Policy HS5: Accessible and adaptable housing
Policy D1: Sustainable Design
Policy D3: Protecting living conditions
Policy D4: Air Quality
Policy NE2: Landscape
Policy NE4: Biodiversity and geological sites
Policy NE6: New and improved open space
Policy NE7: Reducing flood risk
Policy NE8: Sustainable drainage systems
Policy NE11: Contaminated land
Policy HE1: Designated heritage assets
Policy HE4: Archaeology
Policy SI2: Land south of Stevenage Road

2.2 National Planning Policy Framework

Section 5 – Delivering a sufficient supply of homes
Section 8 – Promoting healthy and safe communities
Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed and beautiful places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

2.3 Supplementary Planning Documents

Vehicle Parking at New Developments SPD - November 2011

Design SPD - July 2011

Sustainability SDP - September 2024

2.0 Site History

2.1 24/02649/PRE Two detached dwellings.

3.0 Representations

3.1 **St Ippolyts Parish Council** – No objection.

3.2 **NHC Ecology** – No objection subject to conditions.

3.3 **NHC Environmental Health** – No objection subject to conditions.

3.4 **HCC Highways** – Does not wish to raise an objection and have provided conditions and informatives.

3.5 **Waste and Recycling** – None received.

3.6 **Site Notice and Neighbour Notification** – None

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The proposed site is in the south east of St Ippolyts within the large garden of Ryefield.

4.1.2 The site lies between two public highways to its north and south (Stevenage Road, and Sperberry Hill, respectively). Stevenage Road is narrow for much of its length. Vehicular access from Stevenage Road to Sperberry Hill is closed by barriers at the south point of the site.

4.2 Proposal

4.2.1 This application proposes the demolition of a detached garage and the construction of two detached dwellinghouses and one detached replacement garage. One dwellinghouse will be served by the detached garage (Plot 2), and the second dwelling will include an integral carport (Plot 1).

4.2.2 The proposal uses the existing access to Ryefield from Stevenage Road to the north, and the infilling of the access from Sperberry Hill to the south.

4.2.3 **Plot 1:** two storeys, 3 bedrooms, 2 of which have en-suite bathrooms with a maximum ridge height of 8.39m, and eaves of 4.59m. It will feature an 'L' shaped footprint. The proposed carport shall be 2.4m high at its eaves, rising to 4.59m where it meets the wall of the dwellinghouse. It shall have a Gross Internal Area of 20sqm. Plot 1 shall have a Gross Internal Area of 143.2sqm.

Materials include - Windows shall be constructed of dark aluminium. The base of the walls and the whole of the chimney shall be clad in red brick, and the remainder of the walls shall be clad in light render. The barge board on the gables shall be painted white. The roof shall be dual pitched and finished in red plain tile to match nearby dwellings

Plot 2: two storeys, 4 bedrooms, 1 of which have en-suite bathrooms with a maximum ridge height of 8.19m, and eaves of 4.91m. It will feature an 'L' shaped footprint. It shall have a Gross Internal Area of 20sqm. Plot 1 shall have a Gross Internal Area of 142.1sqm. The proposed detached garage has a dual pitched roof finished in red plain tile to match dwelling. Eaves height is 1.48 m and 3.41 m to the ridge. It has a footprint of 30.1 sqm.

Materials include - Windows shall be constructed of dark aluminium. The base of the walls and the whole of the chimney shall be clad in red brick, and the remainder of the walls shall be clad in light render. The barge board on the gables shall be painted dark. The roof shall be dual pitched and finished in red plain tile to match nearby dwellings

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- ☐ The principle of the proposed development in this location.
- ☐ The design of the proposed development and its resultant impact on the character and appearance of the area;
- ☐ The effect upon living conditions of occupiers of neighbouring properties;
- ☐ Whether the proposal would provide an acceptable standard of accommodation for future occupiers of the dwellings;
- ☐ The acceptability of the proposed development with regards to parking, sustainable transport, and impacts on the public highway
- ☐ The quality of landscaping proposed and the impact the proposed development would have on trees.
- ☐ The impact that the proposed development would have on ecology and protected species.

Principle

4.3.2 The site lies within the settlement boundaries of St. Ippolyts as defined by the Local Plan. Policy SP2 of the Local Plan designates St Ippolyts is a Category A village, where general development will be allowed within village boundaries. On this basis, the development that is proposed is acceptable in principle as it complies with LP Policy

SP2 of the recently adopted Local Plan. LP Policy SI2 sets out several criteria and these are considered under several of the subject headings below.

Five year land supply

- 4.3.3 Though the Local Plan is still within its date range of 2011 – 2031, the Council does not have a 5-year supply of deliverable housing land (5YHL). In The Five-Year Housing Land Supply Update dated November 2025 (pages 17-19) it concludes with two options. Both concluding we cannot demonstrate a 5YHL. Table 10 shows that we can demonstrate a five-year land position of 2.6 years against our adopted housing requirement. This figure falls below the five-year requirement. And Table 11 shows that we can demonstrate a five-year land position of 3.3 years using the Government's New Standard Methodology. This figure also falls below the five-year requirement. The tilted balance set out at paragraph 11 (d) of the NPPF would be engaged. Therefore, a presumption in favour of the application should be applied, whereby planning permission should be granted unless the application of policies in the NPPF that protect areas of assets of particular importance provides a strong reason for refusing the proposal; or the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.
- 4.3.4 The principal benefit is that the development would approve 2 new dwellings on land that can be relatively easily developed, resulting in an improvement to the District's housing land supply position.
- 4.3.5 Overall, it is considered that the principle of development is acceptable within the settlement boundary of St Ippolyts, where general development will be allowed. Therefore, there is no conflict with Policy SP2 of the Local Plan

Sustainability

- 4.3.6 The overarching purpose of the planning system is to contribute to achieving sustainable development, as stated in Section 2 of the NPPF. This is considered against the three objectives of sustainable development, the economic, social, and environmental objectives.
- 4.3.7 Firstly, in terms of the economic objective, the proposed development would see the delivery of jobs during the build/construction phase and additional spending locally from future occupiers, which is a modest benefit.
- 4.3.8 Secondly, in terms of the social objective, this would add additional dwellings to the district's housing figures, whilst the scheme is modest in size, significant weight is attached as a planning benefit, given that the Council does not have a 5-year supply of housing.
- 4.3.9 In terms of the environmental objective, it is acknowledged that future occupiers of this proposal would be reliant on private vehicles for most of their needs. This issue is covered in more detail in the section below on highway matters. The site is within a category 'A' village which has primary school and some local facilities. Paragraph 83 of

the NPPF states that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities.

- 4.3.10 The proposal will incorporate sustainable building features, such as an EV charging points, whilst these are now required by building regulations, air source heat pumps are also show on the elevation plans. Overall, these environmental benefits are deemed appropriate relative to the scale of development proposed.
- 4.3.11 As such, it is considered that the proposal accords with the three strands of sustainability and attributed due weight in the planning balance.

Layout, Design

- 4.3.12 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to the sites local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. This is echoed in Section 12 of the NPPF.
- 4.3.13 The site is on the edge of the village boundary but is not isolated as adjacent to residential development to the north. Officers consider the site could accommodate new residential development subject to acceptable siting, design, landscaping etc following pre application advice.
- 4.3.14 The proposed layout indicates dwellinghouses between Foxlea and The Creeves, using the existing access that serves Ryefield the host dwelling. There is a well defined vegetation along the front and rear boundaries which will help screen the proposed dwellinghouses from view from The highway. The existing vegetation along the front boundary would soften and enhance the appearance of the development..
- 4.3.15 The dwellings have been designed with modern architectural forms but using materials which reflects the local vernacular. The dwellings would have generous spacing between them, parking, and large gardens. They would be orientated to avoid excessive solar gain. Each dwelling would benefit from an air source heat pump and electric vehicle charging point and will comply with or exceed the Building Regulations part L requirements. All the proposed dwellings would comply with the requirements of accessibility contained in the Building Regulations Part M4(2)
- 4.3.16 The application is for 2 new dwellings. I consider the density and number of dwellings would be acceptable as the large amenity areas, retained landscaping a retaining mature boundary treatment would be contextually appropriate and reducing the risk of harm to the TPO trees.
- 4.3.17 Overall, it is considered that the design and layout of the proposed scheme is acceptable. As such, the proposal would accord with Policies SP9 and D1 of the Local Plan and Section 12 of the NPPF in terms of the design and layout of the scheme.

The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.18 Policy D1 of the Local Plan also requires that development proposals meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that

planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. These considerations are echoed within Section 12 of the NPPF.

Impact to future occupiers

- 4.3.19 The houses are acceptable in size, all exceeding the minimum space requirements of these standards. This, along with private rear gardens, on plot parking and bin and bike storage means that these houses can be considered to represent a good standard of amenity for future occupiers, and Policy D1 is considered to be met in this regard. The new homes will provide a fairly traditional relationship with each other and will not give rise to unacceptable overlooking of each other's homes.

Impact on Neighbouring residential properties

- 4.3.20 The dwellings are sufficiently set off the boundary with the host dwelling Ryefield. Given the distances between the scheme and nearby dwelling houses, the proposed boundary treatment, flat topography, and the scale and layout, it is considered that this proposal would not give rise to any materially adverse harm upon the reasonable living conditions and well-being of occupiers of neighbouring dwellings.
- 4.3.21 The proposed residential use of this site would not result in any materially adverse impacts upon the reasonable living conditions and well-being of occupiers of neighbouring properties and the living conditions of future occupiers would be acceptable. This is in accordance with Section 12 of the NPPF and Policy D3 of the Local Plan.

Highways and Parking

- 4.3.22 The site would be accessed via the existing access. The Highway Authority have formally commented on this application, stating no objection with conditions and informatives. It is not considered that an addition of two dwellings in this location would not have a significant material impact on traffic and highway safety in this area compared to the existing use of the site. The proposal provides adequate space to allow for vehicles to turn and exit the site in forward gear.
- 4.3.23 The provision of 2 parking spaces per dwelling, bicycle storage within the garages and 2 visitor parking spaces would satisfy the requirements under Policy T2 of the Local Plan.

Bin Stores and Collection

- 4.3.24 The proposed development would be served by a bin collection point within the site close to the entrance. It is shown to be screened and therefore would not be visible from the site entrance and would therefore reduce the harm from bin blight on the street scene. Residents will be able to store bins in the ample spaces to the side and/or to the rear of the houses. I recommend a condition to show the details of the bin store.

Biodiversity and landscaping

- 4.3.25 The provision of the August 2025 Ecological Impact Assessment (EIA) and July 2025 Biodiversity Net Gain Statement are welcomed. The site is garden land and the submitted Statutory Metric identifies the biodiversity baseline as 0.99 habitat units and 0.75 hedgerow units with the post-development habitats of the site valued at 0.56 habitat units and 0.73 hedgerow units. Representing a loss of 44.4% of habitat units and 3% loss of hedgerow units, this is reflected in the Biodiversity Net Gain statement where an expectation for an off-site solution is advised. Information on the off-site, third-party provider would need to be clarified in the Biodiversity Gain Plan
- 4.3.26 Existing trees and vegetation will be retained. This ensures that the green character of the site is protected and that proposals will encourage biodiversity and ecological enhancement. Enhancement could include ensuring a wide range of perennials are planted and established to provide continuous supply of pollen and nectar for pollinators throughout the flowering season. Provision of different types of wildlife boxes and houses for nesting and shelter to accommodate a range of species. Facilitating wildlife movement by connecting gardens with the adjoining woodland to the west. Detailed landscaping proposals can be secured by condition
- 4.3.27 With regards to public comments received asking for Swift Boxes, this is covered by the Ecological Enhancement Plan.

Other matters

- 4.3.28 Given the location of the dwellings on the edge of the settlement boundary a condition is recommended removing permitted development rights to prevent extensions to the dwellings, that may harm neighbouring residential amenity and to prevent large garden outbuildings from being constructed without the consideration of the LPA.

4.4 Conclusion

- 4.4.1 The Council cannot demonstrate a five-year supply of deliverable housing sites – currently estimated at 3.3 years' worth of supply – and therefore there is a potential presumption in favour of development as set out in Paragraph 11 of the NPPF. The two new homes will make a minor contribution to the delivery of housing numbers in the District, which is a planning benefit, and the proposed scheme will have no harm on the setting of the neighbouring properties, or adverse harm on the amenity of the neighbouring occupiers. The benefits of the application are therefore considered to be in accordance with the aims of Section 12 of the NPPF and Local Plan policies T1, T2, D1, D3, and NE4. The application is recommended for conditional permission.

4.5 Alternative Options

- 4.5.1 N/A

4.6 Pre-Commencement Conditions

- 4.6.1 N/A

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. 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

4. None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

5. Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

6. Prior to the commencement of development, a survey shall be undertaken to identify the root protection zones of all trees to be retained where construction or excavation works are proposed. Where roots with a diameter of 25mm or greater are identified, any excavation within the root protection zones shall be carried out by hand. A construction method statement detailing safe construction practices within the identified root protection zones, and demonstrating compliance with BS5837:2012 - "Trees in relation to design, demolition and construction - Recommendations" and BS3998:2010 "Recommendations for tree work", shall be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall thereafter be carried out fully in accordance with the approved details.

Reason: To prevent damage to or destruction of the trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011-2031.

7. Prior to the first occupation of the dwellings hereby approved, details of the Air Source Heat Pump shall be submitted to the LPA and approved in writing and installed on site.

Reason: To ensure that there are no adverse impacts on the design of the dwelling hereby approved or adverse harm on the amenities of the neighbouring occupiers.
Local Plan Policies D1 and D3

8. 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

9. No development hereby approved shall commence until a suitable Noise Assessment has been undertaken, submitted to and approved in writing by the Local Planning Authority. The Noise Assessment shall identify all potential sources of noise likely to impact on the site, and assess them in accordance with relevant procedures and standards. The results will be reported in writing to the Local Planning Authority, and the report shall identify suitable measures to control noise impacts on future occupiers of the development. The development shall be carried out in accordance with the approved noise mitigation details prior to the first occupation of the permitted dwelling.

Reason: To protect the amenity of any future occupier

10. Prior to the commencement of above ground construction works of the development hereby permitted a plan of cycle parking should be submitted in accordance with (Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) and approved in writing by the Local Planning Authority. Prior to first occupation the approved scheme shall be fully implemented and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018)

11. Prior to the first occupation of the development hereby approved, a scheme for the screening of the bin stores shall be submitted to and approved in writing by the LPA. The approved scheme shall be installed prior to occupation and the development and thereafter retained.

Reason: To ensure acceptable design in accordance with Policies D1 of the adopted North Hertfordshire Local Plan 2011 - 2031.

12. No gates shall be provided across the approved vehicular access to the site.

Reason: In the interests of highway safety and to comply with Policy T1 of the North Hertfordshire Local Plan 2011 to 2031.

13. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee boxes in buildings/structures, and hedgehog holes in fences has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

14. The dwellings hereby approved shall incorporate 1 Swift Brick each within the built fabric of the property. Once installed, the Swift Brick shall be maintained in perpetuity.

Reason: To ensure the proposal has regard for wildlife and contributes to net gains in biodiversity, in line with Policy NE4 of the Local Plan

15. No external lighting shall be installed unless and until a scheme providing the details of the lighting have been submitted to and approved in writing by the Local Planning Authority and then implemented in accordance with the approved details and thereafter maintained as such.

Reason: In order to protect the character and appearance of the area and night-time ecology in accordance with Policy NE2 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 January 2026	