

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00676/FP	Erection of single self-build dwelling house with detached garage and swimming pool.	Land South Of 35 Ashwell Street Ashwell Hertfordshire SG7 5QR

Submitted Plan Nos

178 OS 00 Rev D 178 SKD 01 Rev E 178 SKD 02 Rev D 178 SKD 03 Rev E 178 SKD 05 Rev E 178 SKD 06 Rev E 178 SKD 07 Rev F 178 SKD 10 Rev D 178 SKD 11 Rev D 178 SKD 20 Rev E 178 SVY 01 Rev D

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 25/01929/FP - Erection of detached dwelling and detached garage.

Conditional Permission.

Adjacent properties on Scarp Close

2.2 21/01825/FP - Erection of one detached 4-bed dwelling as amended by plans received 17th September 2021 (revision of previously approved planning application 20/01712/FP granted 28.09.2020).

Conditional Permission.

2.3 21/02650/FP - Erection of two detached 4-bedroom dwellings and garages, including alterations to existing vehicular access (as amended by plans received 18th March 2023).

Conditional Permission.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

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

3.3 **Ashwell Parish Council** – None received.

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

3.5 **HCC Highways** – No objection.

3.6 **HCC Archaeology** – No objection subject to condition.

3.7 **Environmental Health (combined)** - No objection subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is an area of grassland adjacent to Scarp Close on the south side of Ashwell Street. The proposal seeks to utilise the existing driveway which serves No 1 and 2 Scarp Close built under **21/02650/FP**. The application site is located within the settlement boundary for Ashwell. The application site sits at a higher ground level than Ashwell Street and would sit significantly higher than the adjacent street of Broadchalke Copse which was a former chalk quarry. The application site slopes upwards in a southerly direction.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of one part 1 ½ storey and part single storey, 3-bedroom dwelling. The dwelling would have two bedrooms on the first floor and a master bedroom on the ground floor. The dwelling would have two gabled roofs connecting by a single storey flat roof link and a detached two car garage and plant room with a gable roof.

4.2.2 The proposed materials are:

Roof – Slate tile

Windows – Aluminium or PVC casement windows

Walls – Black timber board cladding, yellow gaunt clay bricks

Doors – Aluminium or PVC with glazed panels

Vehicle Access – Gravel.

4.2.3 The dwelling would sit approximately 70m from the highway and would have a staggered built form and would be recessed approximately 1m into the ground level, sitting approximately 5m tall from the existing ground level. The dwelling is approx. 15.5m wide and 12.7m deep. The Garage is approx. 5.8m wide, 9m deep, 2.3m to eaves and 3.7m to ridge. The pool is 11m by 4m.

4.2.4 The proposal is a resubmission of 25/01929/FP. The key differences are:

- Larger curtilage.
- Dwelling set further into the site and oriented to match Broadchalke Copse.
- Deeper garage.
- Larger recessed patio area.
- Altered fenestration on the rear (south) and side (east) elevations.
- Front and rear canopies.
- Swimming Pool added.

4.3 Key Issues

4.3.1 The key considerations are:

- The Principle of Development
- Design/Impact on the Character of the Area
- Impact on the Amenities of Neighbouring Properties/Future Occupiers
- Highways and Parking
- Landscaping

The Principle of Development

- 4.3.2 The site is within the village of Ashwell, which is a Category A village as designated in Policy SP2 of the Local Plan, stating that *“In Category A villages, general development will be allowed within the defined settlement boundaries”*. The application site is located within the defined settlement boundary therefore, the proposed development is considered in line with Policy SP2 of the Local Plan and Policy ASH1 of the Neighbourhood Plan.

Design/Impact on the Character of the Area

- 4.3.3 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to 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.
- 4.3.4 The dwelling has been designed with a simple form and materials which would be sympathetic to the neighbouring dwellings on Scarp Close and to help guise the dwelling as a simple pair of barns. The dwelling is predominantly single storey to respond positively to its position on the hill, detracting its visual dominance. The proposed siting of the dwelling would continue the building line of No.2 Scarp Close.
- 4.3.5 The proposed development is therefore considered to respond positively to local context, in accordance with Policies SP9 and D1 of the Local Plan and Policy ASH4 of the Neighbourhood Plan.

The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.6 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 no.2 Broadchalke Copse

- 4.3.7 The design and access statement is supported by a section drawing (figure 8) which demonstrates the relationship between the proposed dwelling and the existing neighbouring dwelling of no.2 Broadchalke Copse. These dwellings are approximately 17.6m apart and would be set back sufficiently to not be visible from the first-floor windows. In my view, I consider that the proposed dwelling would not be considered overbearing or overshadowing. No front windows have been proposed and therefore would not occasional any overlooking.

Impact on no.2 Scarp Close

- 4.3.8 The proposed dwelling would be suitably set away from this neighbour and predominantly single storey, as such it would not harm neighbouring amenity. Whilst side rooflights are proposed, these are positioned within the roof to prevent overlooking of neighbouring privacy, no other side windows are proposed.

Impact to future occupiers

- 4.3.9 The proposed dwelling at approximately 150sqm would comply with the minimum nationally described space standards for a 3 bedroom/6-person property (102 sqm), would have a suitable amount of private amenity space, and would see all habitable rooms achieve suitable levels of natural light. It is therefore my view that the proposal would not result in any harm to the reasonable living conditions and well-being of future occupiers.
- 4.3.10 As such, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties and would provide acceptable living conditions for future occupiers. This is in accordance with Policies D1 and D3 of the Local Plan.

Highways and Parking

- 4.3.11 The site would be accessed via the existing access which serves no.1 and no.2 Scarp Close. The Highway Authority have formally commented on this application, stating no objection with informatives. It is not considered that a single dwelling in this location would have a significant material impact on traffic and highway safety in this area. The proposal provides adequate space to allow for vehicles to turn and exit the site in forward gear and adequate parking to satisfy Policy T2 of the Local Plan.

Landscaping / Ecology.

- 4.3.12 The site will deliver a 10% Biodiversity Net Gain on site mainly through the provision of traditional orchard planting along the north, east and west boundaries of the site. The development will meet the requirement to deliver measurable net gains for biodiversity as required by Policy NE4 of the NHLP. The Council's Ecologist raises no objections subject to the inclusion of an Ecological Enhancement Plan condition.

Waste Storage

- 4.3.13 It is considered that the proposal would have ample room to site the bins to the front of the dwelling, the resident will be required to drag the bins to the end of the driveway for collection in line with the neighbouring dwellings.

Sustainability and Environmental Implications

- 4.3.14 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable

opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

- 4.3.15 The proposed development, would have no significant implications for the local environment in terms of carbon emissions. I am therefore satisfied that the proposal would be generally in compliance with Section 14 of the NPPF and Policy SP1 of the Local Plan.

Other Matters

- 4.3.17 Although Environmental Health has requested a condition for an EV Charger. This is now a building regulation requirement, as such the doubling up of conditions would not be required.
- 4.3.18 Given the relatively constrained nature of the site, it is deemed necessary that the Permitted Development Rights for classes A to E of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, be removed by condition to control future development on the site.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies SP1, SP2, SP9, D1, D3, T1 and T2 of the Local Plan, as well as Section 12 of the NPPF.

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. A No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
 1. The programme and methodology of site investigation and recording
 2. The programme and methodology of site investigation and recording as required by the evaluation
 3. The programme for post investigation assessment
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Provision to be made for public engagement and interpretation
 8. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.
4. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)
5. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.
6. In the event that contamination 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 BS10175:2026. 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 prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

7. No development shall commence until a Construction Vehicle Routing Plan has been submitted to and approved in writing by the Local Planning Authority. This must include any route using the A505 illustrating vehicles turning left in and left out when entering or leaving via the A505. No vehicles are to use the central reservation crossing point.

8. All ecological measures and/or works shall be carried out in accordance with the mitigation strategies contained in the May 2025 Preliminary Ecological Appraisal as already submitted with the planning application and agreed in principle with the local planning authority prior to determination
9. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features to include integrated bird, bat and bee bricks, has been submitted to and approved in writing by the local planning authority. The approved measures must be implemented on site prior to the first occupation of the first dwelling hereby approved and retained on site thereafter.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, AA, B, C and E of Part 1 (and any further new class that may be introduced by way of an update) 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.

Biodiversity Net Gain

1. 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. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 June 2026	