

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00332/FPH	Erection of single storey timber framed home office/workshop outbuilding following removal of existing outbuildings	100 Ninesprings Way Hitchin Hertfordshire SG4 9NX

Submitted Plan Nos

Location Plan Site Plan Proposed Site Plan Existing Floor Plan Elevations Proposed Elevations
Proposed including surrounding

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
D2	House exts, replcmnt dwellings outbuild

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Site Notice / Adjoining occupiers: No responses

3.2 Environment Agency:

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Chalet bungalow located on the south side of Ninesprings, Hitchin. A public footpath (Hitchin 070) is located at the rear of the property.

This site lies within Flood Zone 3, also known as functional floodplain, which is land defined by the Council's Strategic Flood Risk Assessment (SFRA) as having a high probability of flooding.

4.2 **Proposal**

Erection of single storey timber framed home office/workshop outbuilding following removal of existing outbuildings

4.3 **Key Issues**

Design and impact on the area

The proposal is for a flat roofed outbuilding to be located in the back garden of a residential property. There are several similar examples of such buildings in the area and such a building would not be unusual in this residential setting. The building replaces existing outbuildings. I can see no objection in principle to a flat roofed building given the context of the site. The timber cladding is considered an acceptable material in this setting.

The proposed building is quite large and will be visible above the surrounding fence line by 1.0 metre. It would however be seen against existing outbuildings and would be

approximately 8 metres distant from the rear of the dwelling. It would be sited 0.5 metre from the boundary fence so there is less of an immediate impact and the scope to mitigate its impact with some planting.

Impact on neighbouring property

There exists a large gap between No. 100 and No. 98 Ninesprings Way. There would be no impact on No. 98. The building is located on the opposite fenceline shared with No. 102 so there would be limited if any impact on the occupiers of No. 102.

Impact on flooding

The site is within Flood Zone 3. The Environment Agency have said they have no comments to make on the proposals which is a minor development in Flood Zone 3 where the EA's standing advice would apply. The EA strongly recommend the use of flood resistance and resilience measures. The applicant has submitted a Flood Resilience Strategy which includes a risk assessment, the construction detail which sets out the foundation design and a 100mm gap beneath the building to aid drainage.

The development does not exceed 250 sqm and with the Flood Resilience Strategy and completed Flood Risk Data assessment this confirms to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

4.4 **Conclusion**

The proposal is acceptable in planning terms.

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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 May 2025	