

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02383/FPH	Detached two storey ancillary annexe in rear garden following demolition of existing outbuilding	54 Hollow Lane Hitchin Hertfordshire SG4 9SB

Submitted Plan Nos

2507-HOLL54-A2-00 2507-HOLL54-A2-01B 2507-HOLL54-A2-02C

1.0 Policies

D1	Sustainable design
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D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Site Notice / Adjoining owners:

Letters of support received from the occupiers of No. 52 and 56 Hollow Lane and the National Annexe Planning Consultancy

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Semi-detached property located on the west side of Hollow Lane. The site is outside of the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 Detached two storey ancillary annexe in rear garden following demolition of existing outbuilding

4.3 **Key Issues**

4.3.1 Principle

The principle of the development is acceptable given the location of the site within the urban area of Hitchin and also because of the siting and scale of the existing building to be removed.

4.3.2 Design and appearance

4.3.3 The proposed replacement structure is very similar in design, scale and proportions as the existing structure to be removed. The external appearance of the new building would, I consider, be an improvement on the existing building which is in a dilapidated condition detracting from the visual amenities of the area.

4.3.4 The proposed external material would be a standing seam steel cladding in silver fir green and windows would be in a pale green to tonally match the new cladding. In this location where there are other garages and a variety of materials I do not consider that the choice of materials would be inappropriate.

4.3.5 The proposed building would be highly visible in the street scene – as is the current building. However it will be read against the backdrop of the dwellings immediately behind and other ancillary buildings at the rear of these properties and therefore contextually it would be in keeping with the prevailing pattern of development. Given that the building replaces an existing building of the same height and width I do not consider that the development would have any further adverse impact on the street scene that the existing development and in fact there would be an improvement with better quality materials and fenestration.

4.3.6 Impact on neighbours

4.3.7 The building replaces one of an equivalent scale therefore there would be no new overbearing impact or loss of visual amenity. There are outbuildings at the rear of No. 52 which will screen the proposed building to some extent and the windows on the side facing No. 56 will be high level so no overlooking into the rear garden of No. 56 would occur (even though this would be onto a rear garage area). The angle of view from the rooflights towards the rear of No. 52 would be acute and in any case screened by an existing bay tree.

4.3.8 Overall I consider that there would be no harm to neighbours and no conflict with Policies D1, or D3.

4.3.9 A residential annex condition is proposed to ensure that the development remains ancillary to the living accommodation at No. 54 Hollow Lane.

4.3.10 Parking

4.3.11 The existing storage building to be removed is not used for parking so there would be no loss of parking to No. 54. In any case a hardstanding exists in front of the proposed building to accommodate any cars. The site is also very close to the town centre and a range of services and public transport so there would be no justification in seeking additional parking in my view.

4.3.12 Climate change and BNG

4.3.13 This development is BNG exempt and would be of such a small scale so as not to affect climate change.

4.4 **Conclusion**

- 4.4.1 The proposals is acceptable in planning terms. It would be consistent with Policies SP9 and D1, D2 and D3 of the Local Plan.

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.

3. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 54 Hollow Lane, Hitchin

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.

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: 20 November 2025	