

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02113/FP	Erection of steel container and concrete base (Development already carried out). Cladding of exterior of the steel container (amended plans received 20.01.2025).	Service Station Bedford Road Hitchin Hertfordshire SG5 2UG

Submitted Plan Nos

Location Plan P-01 Pre-Existing Site; Floor and Elevation Plans P-02 Existing Site; Floor and Elevation
Plans P-03 Proposed elevations

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions

SECN12

Achieving well-designed places

SP1

Sustainable development in North Herts

2.0 **Site History**

2.1 No relevant history.

3.0 **Representations**

3.1 **Neighbour Notification** – One received in objection. Their comment is summarised as follows:

- ☐ Existing container is an eyesore.
- ☐ Loss of greenspace between petrol station and the dwelling.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a petrol station on the corner of Bedford Road and Deacons Way within a predominantly residential part of Hitchin.

4.2 **Proposal**

4.2.1 The application seeks the retention of a shipping container for the usage of storage. It is located to the side / rear of the property. The container sits on a concrete base and is approximately 2.84m tall, 6m deep and 2.5m. The proposal seeks to clad the container in brick slips to match the exterior of the shop.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good*

design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities”. In this regard, Policy D1 of the North Hertfordshire Local Plan is consistent with the objectives set out within the NPPF.

4.3.3 The shipping container is located to the side/rear of the property and is set back from Deacons Way by approximately 7.2m. The container will be finished in brick slip cladding to match the exterior of the shop. The container is subordinate in scale to the petrol station. The agent has stated that the container is used for the storage of stock, I am therefore satisfied with the necessity for a shipping container in this location. The container is located in close proximity to the petrol station and therefore relates to the existing commercial character of the site, as such I do not consider that this development has an adverse impact on the character and appearance of the street scene.

4.3.4 The proposal complies with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

4.3.6 The container is set approximately 9m away from the nearest residential dwelling. It is my view that this development does not have any adverse impact on neighbouring amenity.

4.3.7 The proposal therefore complies with Policy D3 of the Local Plan.

Biodiversity Net Gain (BNG)

4.3.8 This application is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

4.3.9 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.

4.3.10 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

4.4.1 No objection. Grant conditional permission.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

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.

1. 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.

2. The storage container hereby permitted shall only be finished in a brick slip cladding to match the existing building as stated on drawing number P-03. The cladding shall be installed and completed in accordance with the approved drawing within 3 months of this decision and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and to protect the visual amenities of the locality and to comply with Policies D1 and D2 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 February 2025	