

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01695/FPH	Erection of detached garden room/office to front garden.	Pendmere Fore Street Weston Hertfordshire SG4 7AS

Submitted Plan Nos

Location Plan 2026-25-01 2026-25-02

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
HE1	Designated heritage assets
SECN5	Meeting the challenge of Climate Change
SECN14	Achieving well-designed places
SECN20	Conserving+enhancing historic environmnt

2.0 **Site History**

- 2.1 24/00626/FPH - Side infill extension to link main dwelling house to existing detached garage.
Conditional Permission.
- 2.2 13/02945/1HH - Single storey rear extension incorporating replacement conservatory.
Conditional Permission.
- 2.3 09/00031/1HH - Detached single garage and gravel area (as amended by plan received 17.03.09).
Conditional Permission.

- 2.4 08/02821/1HH - Dormer windows to front and rear roof slopes to create additional living accommodation

Conditional Permission.

3.0 **Representations**

3.1 **Weston Parish Council** – Objection.

“The proposal represents a significant increase in development on an already heavily occupied site and therefore may constitute overdevelopment.”

3.2 **Neighbour Representations** – One objection received. The key points are summarised as:

- ☐ Fire safety material.
- ☐ Harm to conservation area.
- ☐ Overdevelopment of the site
- ☐ No evidence of drainage measures
- ☐ Querying whether the outbuilding would remain ancillary.

3.3 **HCC Archaeology** – No comment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling on the east side of Fore Street within a residential part of Weston. The site is within the Weston Conservation Area and lies opposite Swaynes Cottage and within proximity to Simons Close and Old Farmhouse which are Grade II Listed Buildings.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for the erection of detached garden room/office to front garden.
- 4.2.2 The proposed outbuilding would form an L-shape around the existing summer house and would be up to 9.565m wide, 4.864m deep with a flat roof at 3m height.
- 4.2.3 The proposed materials are:

Walls – Vertical cedar cladding

Windows – Grey uPVC

Roof – Flat roof

Doors – Grey uPVC

4.3 **Key Issues**

- 4.3.1 **Principle:** Within settlement boundary, modest outbuilding within the curtilage of an existing dwelling. Complies with Policy SP2 of the Local Plan
- 4.3.2 **Design and Impact on Street Scene:** The outbuilding would be located in the front garden and is screened by the existing hedgerow. Fore Street has a mixed character of development regarding building line. Given the garage outbuilding at the adjacent neighbour of Culverin Cottage, I consider that the local context would support a front

outbuilding. The outbuilding would have a modest flat roof which would not have a dominant impact upon the street scene should the hedgerow be lost. Complies generally with Policy D1 of the Local Plan.

- 4.3.3 **Heritage considerations:** The application was raised as a surgery item with North Hert's Senior Conservation Officer. Given the garage outbuilding at Culverin Cottage and the sympathetic materials, there are no heritage objections to the scheme. The character and appearance of the conservation area would be preserved and therefore there would be no conflict with Local Plan Policy HE1, and the statutory requirements are met.
- 4.3.4 **Impact on neighbours:** The proposed outbuilding is sited away from the boundary with their neighbour. The distance would be sufficient to prevent any overbearing or dominance. The outbuilding would be single storey with no significant change in ground level, therefore no loss of privacy would occur. Complies with Policy D3 of the Local Plan.
- 4.3.5 **Parking:** No alteration to existing parking court. Complies with T2 of the Local Plan.
- 4.3.6 **BNG:** Exempt from BNG requirements.
- 4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

Other Matters

With regards to the neighbour's objection, fire safety is a building regulations requirement and is considered by Herts Building Control separately to planning permission.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

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 outbuilding hereby permitted shall only be used for purposes ancillary to the residential use of the dwellinghouse known as Pendmere, Fore Street, Weston.

Reason: To avoid an inadequate standard of amenity for both the host dwelling and neighbouring properties and to comply with Policies HS6 and D3 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: 7 October 2026	