

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02375/FPH	Erection of detached garden office outbuilding in rear garden	4 Church Green Great Wymondley Hitchin Hertfordshire SG4 7HA

Submitted Plan Nos

Site plan floor plans studio 04 Location plan

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SP5	Countryside and Green Belt
HE1	Designated heritage assets

Notes:

- Representations – neighbour notification was carried out and a site notice posted. No objections have been received to this application.
 - Wymondley Parish Council – no comment at the time of writing this report.
 - Statutory Consultee - Hertfordshire County Council Archaeology response – no objection.
- Relevant planning history - none relevant.
- Planning constraints:
 - Green Belt;
 - Conservation Area;
 - No 4 is a Listed Building.
- Existing property:

- o 2 storey, mid terrace listed cottage to the north of Church Green;
- o Access to the front of the cottages is via a pedestrian path from Arch Green. There is also vehicular access to a parking area off Arch Green;
- o The cottage faces the open space of Church Green, with gardens extending to the open space:
- o The land to the north of the cottages slopes upwards away from the cottages resulting in the existing outbuilding at the property sitting at a higher level than the dwelling. The garden continues to rise behind the existing outbuilding to the parking area and access road behind;
- o There are a number of existing outbuildings in the area including a large pitched roof garage at no 6 and a timber garage in the rear garden of no 1 Arch Green;
- o The plot is not visible from the main street Arch Green or the open space at Church Green.
- o Surrounding area - the surrounding area is largely residential with a variety of dwellings in differing styles and materials.
- o Proposal – consent is sought for:
 - o “*Erection of detached garden office outbuilding in rear garden.*”
 - o The proposal will be sited on the grassed area between the existing outbuilding and the parking area, close to the neighbouring newer outbuildings/garages/sheds;
 - o The studio will measure 2.4m in height at the front, dropping to 2.3m at the rear. It will be 4.2m wide by 3.2m deep and will be raised slightly off the ground via a screw foundation system;
 - o The front window and door will face the driveway (due north). The sides of the office will run along the edge of the access path, on the west side of the plot, and the other side will be parallel to the boundary with 5 Church Green on the east side of the plot, with a 50cm gap. The back of the office will face south and will run along the edge of the access path and will be parallel to the current outbuilding;
 - o Planting will be added to soften the appearance of the outbuilding;
 - o It is proposed to site the front of the office at the same level as the car park area to the north. Due to the slope of the site, it is anticipated that the rear of the studio will sit approximately 0.3m above the ground and will be screened by planting;

- o **Materials:**

- o walls - galvanised steel insulation panels with a powder-coated steel finish in Slate Grey, which has a slight ridged profile. Canadian western red cedar cladding front porch and slatted screen detail.
- o Roof - corrugated black Plastisol coating. Rainwater is channelled down the roof into two drainage pipes that are concealed in the black steel pillars either side of the sliding door.
- o Windows and doors - black double-glazed slit window to the rear of the office. Black double-glazed UPVC door and windows across the front.
- o Lighting – porch spotlights.

- o **Principle of development:**

- o The site is located within the Green Belt. The National Planning Policy Framework (NPPF) states at paras 153 and 154 that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt;
- o The guidance continues that development in the Green Belt is inappropriate unless one of the exceptions listed applies. Relevant to this application is the following exception:
 - o “c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;”
- o The provisions of NPPF are supported in the Local Plan under Local Plan Policy SP5 and in the Wymondley Parish Neighbourhood Plan 2015-2031 (June 2016) Policy GB1;
- o The proposed studio will be a detached extension to the dwelling and can therefore be considered under the exception above. The studio is modest in size and will be sited in an area that is already developed and built up. The studio will not cause unacceptable harm to the Green Belt or undermine the 5 purposes of the Green Belt;
- o The exception criteria is considered to be met and the provisions of the NPPF, Local Plan policy SP5 and Wymondley Neighbourhood Plan Policy GB1 are met;
- o The principle of the proposed development in the Green Belt is acceptable.

- o **Design and Historic Conservation:**

- o The application site falls within the Great Wymondley Conservation Area. The site of the proposed studio is not visible from the public realm. The site does not

form part of the key views of character and appearance of the designated heritage asset. The value of the heritage asset in this location is not significant;

- o The design of the studio is modern with modern materials. However, the surrounding area is varied in design and materials and the design is acceptable. The proposed studio will not cause unacceptable harm to the character and appearance of the conservation area in this location;
- o 1-6 Manor Cottages are grade II listed. The existing outbuilding that lies between the cottages and the site of the proposed studio is not listed. The existing outbuilding will screen the new development from the listed cottages. No unacceptable harm is considered to be caused to the setting of the listed buildings;
- o The proposed studio will sit at a higher level than the existing outbuilding due to the rise in levels and we be slightly elevated above the ground due to the screw foundation system. This is considered to be acceptable due to the variety in the immediate vicinity and lack of visibility from the public realm;
- o The siting, design and appearance of the proposed studio is acceptable in design and heritage terms and considered to comply with the provisions of the NPPF, Local Plan policies HE1, D1 and D2 and policy NHD9 of the Wymondley Neighbourhood Plan.
- o Potential impact on neighbouring amenity
 - o *impact on no 5 Church Green* – the studio will be set 0.5m off the shared boundary with no 5 with a maximum height of 2.3m. A shed and wall lie along the boundary at no 5. No harm will therefore be caused;
 - o The studio will be separated from adjacent neighbours to the west by the access path and established, mature vegetation. No harm will be caused.
- o Amenity for future occupiers – acceptable.
- o Parking and access – the proposal does not generate the need for additional parking.
- o Conclusion - the application is acceptable in planning terms and meets the policy requirement of the NPPF, Local Plan policies SP5, HE1, D1, D2, D3 and T2, Wymondley Neighbourhood Plan Policies GB1 and NHD9.
- o Recommendation - Grant conditional permission.

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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 20 November 2025	