

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00885/FPH	Erection of a detached timber frame garage.	Oak Lodge Bayeux Oaks Road Kimpton Hitchin Hertfordshire SG4 8EL

Submitted Plan Nos

25007-001-0 25007-002-0 25007-003-0

SP5	Countryside and Green Belt
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 No previous history.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Parish Council** – No Comments to make.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Oak Lodge comprises a single storey dwelling off Bayeux Oaks, a residential development near to Kimpton.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a detached timber frame garage.

4.3 **Key Issues**

- 4.3.1 Principle: The site is in the Green Belt, where in Policy SP5 of the Local Plan and Section 13 of the NPPF apply. The siting of the outbuilding is considered to comprise an extension to the main dwelling, and therefore is an exemption within the NPPF. Given that the dwelling is not previously extended, and cumulatively, the dwelling and building are not disproportionate enlargements, the principle is considered to be acceptable.
- 4.3.2 Design: The proposed built form and materials would be similar to the existing, no unacceptable impacts upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 Impact on the street scene: The works are pushed to the rear of the dwelling and would therefore predominantly be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. It is therefore considered that there would be no unacceptable impact to street.
- 4.3.4 Impact on neighbours: None. Would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.
- 4.3.5 Parking: No alteration to existing driveway and no loss of parking on-site. 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.

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.

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 May 2025	