

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02466/S73	Amendment to Condition 2 (plans/drawings to be swapped from 3803/10G , 11B , 12A, 17C & 18A to 10H, 11C, 12B,17D & 18B) of planning application reference 23/00959/FPH granted on 14/06/2023.	18 Springhead Ashwell Baldock Hertfordshire SG7 5LL

Submitted Plan Nos

3803 10H 3803 11C 3803 12B

1.0 Policies

HE1	Designated heritage assets
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
NE2	Landscape
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN15	Conserve + enhance natural environment
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 23/00959/FPH - Single storey rear extension. Erection of detached outbuilding/garden room and installation of outdoor swimming pool – Conditional Permission

3.0 **Representations**

3.1 Neighbour Consultation – None received.

3.2 Parish Council – No Objection.

3.3 Archaeology – No Objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 18 comprises a detached two storey dwelling to the north of Springhead. The site is within the Ashwell Conservation Area. It appears that the host dwelling has previously been enlarged, however, there is no site history to support this.

4.2 **Proposal**

4.2.1 This application seeks to vary Condition 2 of the previous planning permission 23/00959/FPH granted 14 June 2023.

4.2.2 Condition 2 relates to the approved plans of the development. The following amendments are proposed:

1. Opening up of half of pool building to provide covered seating area.
2. Replacement of pitched roof with flat, mono pitch roof.
3. Alteration to glazing layout and enlargement of window openings.
4. Change to external materials of construction.
5. No changes proposed to approved orangery.

4.3 **Key Issues**

4.3.1 The principle of the development has been established given the extant planning permission. Relevant material considerations relating to the current application are design and impact to neighbour amenity.

Design and Appearance and Impact to Conservation Area:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The previous permission considered that the orangery was acceptable, and I consider that this position remains. The proposed garden room/pool building would be a departure from the character and appearance of the approved scheme, and would feature a large open area, larger window openings and a new roof form and materials pallet. I consider that the updated scheme would not be harmful to the character and

appearance of the locality and the wider conservation area. It is typical of other garden rooms and would not result in a disproportionate addition that would challenge the scale of the dwelling, or lack subservience. The pallet of materials is considered to be suitable traditional to not appear out of place or run contrary to the character of the host dwelling. The alteration to a modest mono pitch roof is not considered to be objectionable, and would reduce the visibility of the proposed development.

- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable. The design is considered to comply with the requirements set by Policy ASH3 and Policy ASH4 of the Ashwell Neighbourhood Plan.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable to harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The proposed alterations would reduce the built bulk of the garden room/pool building. Given the relatively isolated location of the development in relation to nearby dwellings, I do not consider that the proposed works would detract from amenities afforded to neighbouring properties. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Environmental Implications:

- 4.3.8 The previous application stated *"The plans indicate the felling of some trees to the eastern boundary of the site. Given that the site is within the Conservation Area this would require consent, however, the proposed plans indicate their removal and therefore their felling can be determined under this application. These trees are of modest height and contribute nominally to the locality given their obscured position. I consider that their removal is acceptable. Plans indicate their replacement with trees and hedging with a net gain in the number of trees on-site. This is welcomed and is considered to be acceptable."*
- 4.3.9 Given that the proposed site plan indicates the same landscaping scheme, I consider that the previously approved landscaping condition is of merit in this case too.
- 4.3.10 Given that this application is for householder development, it is exempt from the 10% requirement to deliver BNG,

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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 grant of planning application 23/00959/FPH.

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 approved details of landscaping shall be carried out before the end of the first planting season following the first use of the outbuilding and swimming pool hereby approved; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

Biodiversity Net Gain

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.

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: 10 December 2024	