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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Harriet Sanders.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b>                                                                                            | <b>APPLICATION SITE</b>                               |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| 25/02709/FPH                     | Erection of rear outbuilding following demolition of existing outbuilding. Hard landscaping works (amended plans received 11/12/2025). | 39 Bunyan Road<br>Hitchin<br>Hertfordshire<br>SG5 1NW |

**Submitted Plan Nos**

2517\_00A 2517\_01A

**1.0    Policies**

D1                      Sustainable design

|    |                                         |
|----|-----------------------------------------|
| D3 | Protecting living conditions            |
| T2 | Parking                                 |
| D2 | House exts, replcmnt dwellings outbuild |

**Notes:**

- Representations - no objections have been received to this application.
- Relevant planning history – none.
- Planning constraints – none relevant to the site.
- Existing property:
  - 2-storey, mid terrace brick and tile dwelling;
  - Long, narrow rear garden with substantial existing, painted timber outbuilding at the rear.
- Surrounding area - the surrounding area is largely residential characterised by with similar dwellings. Neighbouring properties have similar long, narrow rear gardens. There are some examples of rear outbuildings visible from the garden.
- Proposal – consent is sought for:
  - *“Erection of rear outbuilding following demolition of existing outbuilding. Hard landscaping works.”*
  - Painted timber and facing brickwork, natural grey slate tiles and timber casement windows and powder coated aluminium doors in black
- Design - the proposed outbuilding will replace the existing with some increase in overall height, depth and width. The replacement outbuilding will extend to the full width of the plot with a store area along the boundary with no 40.
  - The overall design and appearance of the proposed outbuilding relates adequately to the host dwelling and neighbouring properties. The new patio is acceptable.

- The proposal will not be visible from the street and no unacceptable harm will be caused to the character and appearance of the streetscene .
- The proposed materials are acceptable.
- The proposed hard landscaping new patio is acceptable.
- Potential impact on neighbouring amenity
  - *impact on no 38:*
    - the outbuilding will replace the existing structure but bring the side elevation up to the shared boundary. Whilst there may be some increase in perception of potential overbearing, bulk and mass, the height to the eaves is approximately 2m with the pitched roof sloping away from the boundary, helping to reduce any potential impact;
    - it is noted that a wood burner is proposed with a flue close to no 38. Any potential nuisance arising from this is not a planning consideration but would fall under the responsibility of Environmental Health if disturbance was to be problematic;
    - the proposal will not result in an unacceptable degree of harm to no 38.
  - *Impact on no 40:*
    - Whilst the outbuilding will extend to the shared boundary with no 40, the eaves height of the store area will be 1.4m. No harm will be caused.
  - It is considered that overall, no unacceptable harm would be caused to the amenity of nos 38 and 40. The proposed hard landscaping will not result in a raised patio.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal does not generate the need for additional parking.
- Conclusion - the application is acceptable in planning terms and complies with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- 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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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.

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| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management</div> <div>North Hertfordshire District Council</div> <div>Council Offices</div> <div>Gernon Road</div> <div>Letchworth</div> <div>Herts</div> <div>SG6 3JF</div> |
| <div>Determining Officer</div> <div><b>Date:</b> 16 December 2025</div>                                                                   |                                                                                                                                                                                               |