

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01018/FPH	Erection of gazebo in rear garden	27 Grovelands Avenue Hitchin Hertfordshire SG4 0QT

Submitted Plan Nos

Location Plan Existing Site Plan Proposed Site Plan Proposed Gazebo Elevation and Roof Plan

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

2.0 **Site History**

2.1 A gazebo has been erected presumably under permitted development rights.

3.0 **Representations**

3.1 Site Notice / Adjacent residents: No responses

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Semi-detached property located on the north side of Grovelands Avenue

4.2 **Proposal**

4.2.1 Timber framed Gazebo in back garden

4.3 **Key Issues**

4.3.1 Design: The proposed gazebo will replace a similar structure. This development would not be an unusual type of development in a domestic back garden. Surrounded by sheds. Acceptable – complies generally with Policies SP9, D1 and D2 of the Local Plan

4.3.2 Impact on neighbours –No material impact on occupiers of adjoining properties due to existing sheds and fencing. Acceptable – complies with Policy D3 of the Local Plan

4.3.3 Parking – Acceptable – parking exists for at least two cars within the front curtilage. Complies with parking SPD and Appendix 4 of the Local Plan

4.3.4 Climate change – Acceptable – a small scale development that would have no impact on local climate change. Complies with Policy D1 and Section 14 of the NPPF.

4.3.5 BNG – this householder application is exempt under the Environment Act legislation from the requirement to provide BNG enhancements.

4.4 **Conclusion**

4.4.1 Acceptable

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 27 August 2024	
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