

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02607/FPH	Erection of 2No. detached outbuildings for use as home office, workshop, home gym and storage following demolition of existing detached shed.	9 Eastholm Green Letchworth Garden City Hertfordshire SG6 4TW

Submitted Plan Nos

A105 Rev 2 A106 Rev 2 A110 Rev 1

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 Multiple alterations to the main dwelling.

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

3.1 **Letchworth Garden City Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a semi-detached, two-storey dwelling situated on Eastholm, Letchworth Garden City. The site benefits from a driveway and front and rear garden.

4.2 **Proposal**

- 4.2.1 Erection of 2No. detached outbuildings for use as home office, workshop, home gym and storage following demolition of existing detached shed.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 proposed rear outbuilding for storage/workshop/home gym would have an L shaped footprint with a maximum width of 6.5m, a maximum depth of 8.8m and would have a dual pitched roof with an eaves height of 2.3m and a peak height of 3.55m. The design includes 3no. rooflights. The proposed outbuilding would be offset from the shared

boundary line 1.0m. The proposed external materials are timber cladding over a brick plinth for the walls, plain roof tiles and powder coated aluminium windows and doors

- 4.3.4 The proposed outbuilding for a home office would have a rectangular footprint with a width of 2.4m, a depth of 2.9m and would have a dual pitched roof with an eaves height of 2.3m and a peak height of 3.2m. The proposed outbuilding would be offset from the shared boundary line 0.6m. The proposed external materials are timber cladding over a brick plinth for the walls, plain roof tiles and powder coated aluminium window and doors
- 4.3.6 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.8 Regarding no.8 Eastholm, the adjoining neighbour, the proposed outbuildings are set sufficiently away from the shared boundary line and have appropriate massing. The proposed rearmost outbuilding would be largely obscured by the existing built form at no.8. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.8's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.9 Regarding no.10 Eastholm, the non-adjoining neighbour, the proposed outbuildings are set sufficiently away from the shared boundary line and have appropriate massing. The proposed outbuildings would be largely obscured by vegetation. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.10's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.13 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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.

3. The use of the outbuildings hereby approved shall be limited to purposes incidental or ancillary to the needs of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

Reason: In the interests of the amenity of neighbouring properties, and commensurate with the requirements of Policy D3 of the NHLP.

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: 3 December 2025	