

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00292/FP

Erection of residential storage
outbuilding in relation The Spinney,
Heath Road

Land To Rear Of Maximus
Spinney Gardens
Breachwood Green
Hertfordshire
SG4 8PN

Submitted Plan Nos

01B 02A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 Site Notice & Neighbour Notifications –

Mardoc House Spinney Gardens - have no objection to this as a neighbour

Maximus House Spinney Gardens - As the resident of Maximus House, we have no objections against this application.

3.2 Environmental Health – No objection

3.3 Kings Walden PC – no comments received

4.0 **Planning Considerations**

4.1 Site and Surroundings

4.1.1 The application site is an irregular shaped site currently separate from the curtilage of The Spinney and situated to land rear of Maximus on Spinney Gardens. The site is currently being used for access for the construction of 3 houses granted under 22/02493/FP

4.2 Proposal

4.2.1 Planning permission is sought for the erection of detached outbuilding for residential storage in relation The Spinney, Heath Road

4.2.2 The proposed outbuilding will provide a storage area for vintage tractors equipment

4.2.3 The outbuilding has a maximum height of 4metres to the ridge and eaves height of 2.3 metres. Materials include plain tiles to match main house and horizontal boarding and red-multi brick with two sets of roller style doors on either end of the building.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration include the impact of the development upon the the design and appearance of the proposed development, the effect on living conditions of neighbouring properties.

Design

- 4.3.4 The proposal seeks to erect an outbuilding which is a modest, functional, and sensitively designed structure that provides storage of tractors as an ancillary use to the host property. The proposed materials will be in keeping with the existing surroundings.
- 4.3.7 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.8 Given the relationship with the neighbouring dwellings it is my opinion that this proposal will not affect any private neighbouring amenity. I have recommended a condition to restrict any use other than for storage ancillary to the host dwelling.
- 4.3.9 This development is therefore considered in accordance with D3 of the Local Plan and Section 12 of the NPPF.

4.4 **Conclusion**

- 4.4.1 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of both the Local Plan policies and the guidelines set out in the NPPF.

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 outbuilding hereby permitted shall not be occupied at any time other than for the storage for the purposes ancillary to the residential use of the dwellinghouse known as The Spinney, Breachwood Green.

Reason: To avoid the creation of a business use contrary to the planning policies applicable to the area as this would result in an unsatisfactory relationship and inadequate standard of amenity for neighbouring properties and to comply with policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 April 2026	

