

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

24/02270/FPH

Erection of detached shed in rear garden (development already carried out)

13 Tristram Road

Hitchin

Hertfordshire

SG4 OBH

Submitted Plan Nos

Location Plan Elevation, Floor and Roof Plans

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

Notes:

- ☐ Representations - no objections have been received to this application.
- ☐ Relevant planning history:
 - o 21/00255/FPH - Single storey rear extension attached to existing side garage and replace garage door with window to facilitate conversion of garage into habitable accommodation following removal of existing rear conservatory and lean-to. CP 02/03/2021.
- ☐ Planning constraints – none relevant to the site.
- ☐ Existing property – No 13 is a semi-detached two-storey dwelling which has been extended to the rear. The garden is long and narrow with two shed type structures. The house and garden at no 13 sit at a lower level than no 14.
- ☐ Surrounding area - the surrounding area is largely residential with properties of a similar design and appearance. There are several shed structures in neighbouring gardens.
- ☐ Proposal – consent is sought for the retention of the existing garden shed. The shed is sited close to the side boundary shared with no 14, half way down the garden. The shed measures 6m by 3m with a pitched roof with a maximum height of 2.7m at the ridge. The shed is constructed of lapped wood panels with a felt roof.
- ☐ Design - the design is acceptable for a garden shed structure.
- ☐ Potential impact on neighbouring amenity:
 - o impact on no 12:
 - ☐ the shed is sited on the far side of the garden away from no 12. There will therefore be no harm caused.
 - o Impact on no 14:
 - ☐ The shed is sited close to the boundary shared with no 14. However, whilst the maximum of height of the shed is 2.7m, the roof slopes from the ridge height at 2.7m down to the eaves height of 1.8m helping to reduce any potential impact on the neighbouring occupier. In addition, the garden of no

14 sits at a higher level, also reducing the overall impact of the shed. The overall height is not significantly higher than could be permitted under permitted development.

- o It is considered that overall, no unacceptable harm would be caused to the amenity of nos 12 and 14.

☐ Parking and access – the proposal would not result in any loss of parking or 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 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
Date: 3 January 2025	