

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION

REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

26/01575/FPH

Erection of rear outbuilding following demolition of existing outbuilding.

57 Bearton Road

Hitchin

Hertfordshire

SG5 1UF

Submitted Plan Nos

DWG 01 DWG 02 DWG 03 DWG 04 DWG 05 DWG 06

1.0 Policies

SECN12

Achieving well-designed places

SECN14

Meeting climate change, coastal, flooding

- D1 Sustainable design
- D2 House exts, replcmnt dwellings outbuild
- D3 Protecting living conditions
- T2 Parking

2.0 **Relevant Site History**

- 2.1 **22/00751/FPH:** Single storey rear extension following demolition of existing conservatory. Alterations and extension to roof to facilitate loft conversion in the form of an L-shaped dormer window and two front facing rooflights (as amended by plans received 12th April 2022). **Conditional Permission.**
- 2.2 **05/01358/1HH:** Rear Conservatory. **Conditional Permission.**
- 2.3 **00/01702/1HH:** First floor rear extension. **Conditional Permission.**

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a mid-terrace dwelling situated on Bearton Road, Hitchin. The site is within the Hitchin settlement boundary. The site benefits from a long

rear garden which accommodates an existing outbuilding. Rear outbuildings are a common form of development among neighbouring plots.

4.2 Proposal

4.2.1 Erection of rear outbuilding following demolition of existing outbuilding.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Section 12 of the National Planning Policy Framework (NPPF).

4.3.3 The proposed flat roof outbuilding would be sited in the same place as the existing outbuilding. The proposal would measure 5m in depth, 4m in width, and 3m in height, which is slightly larger than the existing. The replacement outbuilding would be positioned closer to the neighbouring boundaries. However, given the size of the rear garden and the large outbuildings to neighbouring properties, I do not consider the outbuilding to be disproportionate within its context. The outbuilding would be finished with cedar cladding which is appropriate for this form of development.

4.3.4 Overall, the proposal would be of an appropriate siting, scale and design, and therefore accords with Policies D1 and D2 of the NHLP, as well as Section 12 of the NPPF.

Impact on Neighbours

- 4.3.5 Policy D3 of the Local Plan permits development which would not harm the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.6 Due to the length of the plots along Bearton Road, the siting of the outbuilding to the rear-most part of the garden means that direct impacts upon the amenity space of neighbouring properties is limited. It should be noted that the proposal would be sited parallel with the outbuilding of no.58 Bearton Road, which is used partially as a summer house type structure. However, due to the larger size of this outbuilding, and the siting of the amenity area to the front of the outbuilding, the majority of the proposed outbuilding at no.57 would not have an unacceptable impact upon this amenity space. No windows are proposed to the sides of the outbuilding. I therefore consider that the siting and design of the proposal would not give rise to adverse overbearing, overlooking or overshadowing impacts in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.8 The proposal would not impact existing parking arrangements and therefore complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.7 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.9 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.

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 <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 August 2026	