

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01910/FPH	Erection of garden room and shed and erection of fence (as amended by plan received on 15/10/2024).	2A Middle Drift Royston Hertfordshire SG8 5BU

Submitted Plan Nos

PL/101/01 PL/102/01 PL/103/01 PL/105/01 PL/106/01 PL/107/01 PL/104/01

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

2.0 **Relevant Site History**

21/02417/DOC - Discharge of Condition 4 (Land Contamination) as attached to Planning Application 21/01277/FP granted on 12.07.2021. Granted.

21/01277/FP – Erection of one detached 4-bed dwelling including creation of vehicular access off Middle Drift. Conditional Permission.

10/00601/1 - Erection of two storey detached house and integral double garage and provision of driveway access to Middle Drift (submission of reserved matters pursuant to outline permission granted under reference 05/01641/1) as renewal of planning application 07/02155/1. Conditional Permission.

07/02155/1 - Erection of two storey detached house and integral double garage and provision of driveway access to Middle Drift (submission of reserved matters pursuant to outline permission granted under reference 05/01641/1) (as amended by drawing no. 6 rev A received on 8th October 2007). Conditional Permission.

07/00818/1 - Erection of two storey detached house and integral double garage and provision of driveway access to Middle Drift (approval of siting, design, external appearance, means of access and landscaping pursuant to outline permission ref: 05/01641/1 granted on 12/05/2006). Refused.

05/01641/1 - Outline application (as clarified by applicant's agents letter received on 27 April 2006): one detached dwelling with garage (siting, design, external appearance and landscaping reserved). Conditional Permission.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – Two objections have been received from nos. 2 Middle Drift and 60 Green Drift and raise the following concerns:

- ☐ Over development of the land.
- ☐ Size of the outbuilding.
- ☐ Possible change of use from domestic to industrial/commercial use.
- ☐ Shed too close to boundaries of both nos. 2 Middle Drift and 60 Green Drift re: future maintenance.
- ☐ Shed causing overshadowing to patio of no.2 Middle Drift.
- ☐ Construction of shed base may erode stability of patio to no.2 Middle Drift.
- ☐ Formation of second access not shown on the plans.
- ☐ Plans incorrectly drawn in that the garage of no. 2 Middle Drift is set off the boundary and the site now appears larger than previously approved.
- ☐ Noise generation from the use of the garden room on the amenity of no.60 Green Drift.

3.2 **Royston Town Council** – No objection provided that the garden room and shed are moved further away from the boundary fence to allow for maintenance to take place.

3.3 No Councillor call in has been received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site was originally part of the rear garden of no.62 Green Drift and has since been developed. It ought to be noted that the vehicular access to the dwelling is not in accordance with the approved plans however, the matter is pending the submission of a revised application following discussions by the applicant with the Highways Authority. The access is not part of the current application.

4.1.2 Application 21/01277/FP removes Classes A, B, C and E of Part 1 Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) to ensure that 'permitted development' is retained within planning control in the interests of the character and amenities of the area.

4.1.3 A Design and Access Statement (DAS) accompanies the application.

- 4.1.3 The application site is within the settlement boundary for Royston where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Erection of garden room and shed and erection of fence (as amended by plan received on 15/10/2024).

- 4.2.2 The amended plan shows proposed and existing fencing to the party boundaries.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.3 The proposed garden room would be sited to the northern party boundary with the neighbouring property no.62 Green Drift. The length of the garden room would be 7.0m having a width of 4.2m. In terms of height, the garden room would have a sloping roof ranging from 3.0m to the front (south elevation) reducing to 2.5m to the rear (northern elevation). Openings would comprise of a set of bi-folding doors and two window openings to the south elevation which faces towards the dwelling.

- 4.3.4 The proposed shed would be sited to the southeastern corner of the site and alongside the party boundaries with nos. 2 Middle Drift and 60 Green Drift. The length of the shed would be 3.6m having a width of 2.0m. In terms of height, the shed would have a sloping roof ranging from 2.5m to the front (western elevation) reducing to 2.2m to the rear (eastern elevation). Openings would comprise of a single window to the western elevation and a single doorway to the northern elevation.

- 4.3.5 Materials for both the garden room and shed would be timber with felt or similar roofing and timber or uPVC windows.

- 4.3.6 In addition to the above the application proposes a small section of timber fencing between the dwelling and the highway, this would form a separation aspect between the

dwelling and the garden space. Other fencing is proposed to the northern boundary with no.62 Green Drift and would comprise of close boarded timber fencing with concrete posts to a height of 1.8m. Existing fencing and hedging exist to both the eastern and southern party boundaries.

- 4.3.7 In design terms both the garden room and shed are of an acceptable design.
- 4.3.8 In regard to over development of the site, I am satisfied that there would remain sufficient outdoor amenity space appropriate for a four-bedroomed dwelling and is acceptable.
- 4.3.9 Given the presence of the boundary hedge to Middle Drift and the low roof height of the garden room, I am satisfied that the impact to the streetscene would be minimal and acceptable.

Impact on Neighbouring Properties:

- 4.3.10 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.
- 4.3.11 Two objections have been received in respect of the application, the points raised are summarised at para 3.1. The matter regarding over development of the site has been addressed at 4.3.8. Whilst the size of the garden room is large, in my view, there remains adequate outdoor space for a four bedroomed dwelling. The position of the garden room is such that it has been sited away from the party boundary with no.60 Green Drift in order to minimise any impact on residential amenity. The position and heights of both the garden room and shed close to the boundaries is acceptable given their height and would also ensure any impact to the residential amenity of neighbouring properties is minimised. Whilst maintenance can be a problem where buildings are sited close to party boundaries, this together with matters around construction methods and any impacts from this are not material planning considerations. With regard to the use of the garden room, the DAS states that this would be for quiet time and for home working. In view of the above, I find the proposed development would not significantly impact on existing residential amenity and is acceptable.

Highways and Parking:

- 4.3.12 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.13 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.14 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of

the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

- 4.3.15 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 24 October 2024	