

Supporting Planning Statement

Planning Amendment to Householder Planning Permission for As-built Changes to Outbuilding in Rear Garden

This planning application for an amendment to a householder planning permission is submitted at the request of North Herts Council (NHC).

Planning permission was granted (16/03162/1HH) for an outbuilding in the rear garden of the property in 2017 and included drawings NCA.228.PL002-004. It was constructed in the same year.



Original outbuilding in rear garden constructed in 2016

Planning permission (25/00599/FPH) was also granted for an extension to the existing outbuilding in April 2025 and included drawings NCA.372.PL002-007. The extended building is currently under construction.

- The current planning permission extends the pre-existing outbuilding westward towards the property boundary with No.12. leaving a space of over a metre between building and the property boundary. The original pitched roof has been removed and replaced with a flat roof falling towards the rear boundary. The building has timber cladding on the southern elevation and rendered on the remaining three.
- This application to regularise amendments made to the design during construction is explained on the following drawings: NCA 372/3.PL002; PL003; PL004; and PL005, that illustrate approved and as-built plans and elevations.

- The as-built outbuilding now has a flat roof with the pitch reversed and draining towards the house instead of to the rear boundary. This reduces the height of the front elevation when seen from the house and garden. The overall height of the building remains similar to that of the approved design.
- The building is now clad with horizontal weatherboarding on all four elevations instead of using render to the rear and sides. This has reduced the gap between the original outbuilding and the property boundary with No.8 by the thickness of the cladding.
- The as-built footprint of the outbuilding is slightly wider than shown on the approved planning drawings. However the extended building remains well in excess of a metre from the boundary with No.12. There also appears to have been a discrepancy between the northern boundary dimension on the site survey dating back to the original house design, with the actual site dimension being larger than drawn. The unintended result is that by keeping to the approved distances from the various site boundaries, the building width has become slightly wider, but any impact on neighbouring properties as the same as approved.
- The building is still under construction with landscaping and planting to be completed.



Enlarged outbuilding in rear garden currently under construction