

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00752/FPH	Erection of shed in rear garden following removal of existing shed (as amended by documents received on 19/05/2025).	52 Grove Road Hitchin Hertfordshire SG5 1SF

Submitted Plan Nos

Garden Plan Location Plan Floor Plan Garden Site Plan Proposed Front Elevation (West) Proposed
Rear Elevation (East) Proposed Elevation (North) Proposed Elevation (South)

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed 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 SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Policy SP11 – Natural resources and sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy NE7 – Reducing flood risk

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey, mid-terraced dwellinghouse located on the east side of Grove Road. The residential curtilage of the property extends to a small front garden which allows for the set back of the property with the highway and a linear rear garden. To the rear party boundary lies the River Hiz resulting in the area of the proposed development being within close proximity to FLZ 3b the functional floodplain.

4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Erection of shed in rear garden following removal of existing shed (as amended by documents received on 19/05/2025).
- 4.2.2 The amended documents relate to the submission of the householder flood risk form and amended Design and Access Statement.

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 the environment and flooding.

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 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 to communities.’ In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Following demolition of an existing shed and summerhouse, the proposed outbuilding would take the form of a timber shed and would be sited in the rear garden of the property alongside the southeast party boundary with the neighbouring property to the south no.50 Grove Road. The shed would be sited outside of the flood zone which is restricted to the immediate boundary with the River Hiz.
- 4.3.4 I am satisfied that the minor scale and design of the proposed shed would not harm the visual amenity of the area and would be acceptable and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Flood Risk

- 4.3.5 When considering the impact of the proposed development in relation to flood risk the NPPF (Section 14 – Meeting the challenges of climate change, flooding and coastal change) states that ‘Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk.’. In this regard, Policy NE7 of the Local Plan is consistent with the NPPF.
- 4.3.6 The shed has been designed with a base that would ensure existing drainage of the land is not impeded to any significant degree and complies with the requirements set out in the householder flood risk form

- 4.3.7 I am therefore satisfied that the development is in accordance with Policy NE7 of the Local Plan and Section 14 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.8 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 Local Plan.
- 4.3.9 No objections have been received and given the minor scale of the development I am satisfied that there would be no impact on existing residential amenity.
- 4.3.10 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 The proposed development does not impact existing vehicle parking arrangements which are provided off site.

Biodiversity Net Gain (BNG)

- 4.3.12 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

- 4.3.13 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 Local Plan, which sets out that development proposals 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.
- 4.3.14 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP11, D1, D2, D3 and NE7 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 23 June 2025	