

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00316/FPH	Erection of green house/shed.	Walnut Tree Farm 21 Walnut Tree Road Pirton Hitchin Hertfordshire SG5 3PX

Submitted Plan Nos

WTF-10-001-Model. WTF-10-002-Model WTF-10-010-Model WTF-10-011-Model WTF-10-020-Model
WTF-10-021-Model

1.0 Policies

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

T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 Multiple permissions granted for alterations to dwellinghouse and outbuildings.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

3.2 **Pirton Parish Council** – No objection

3.3 **Pirton NP Steering Group** – None received

3.4 **Conservation Officer** – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached bungalow dwelling situated on Oak Lane, Gravely. The application site benefits from a large driveway and surrounding garden. The application site lies at the edge of the Gravely Conservation Area.

4.2 **Proposal**

4.2.1 Two storey front extension, single storey rear extension, and insertion of rear box dormer with 2 no. Juliet balconies following removal of existing dormer windows. Partial conversion of existing double garage, alterations to fenestration including removal of first floor side window and hardscaping work.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance and Heritage Impact:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed outbuilding would have a maximum width of 6m, a maximum depth of 9.15m and a maximum height of 3.9m. The design incorporates a glazed element. The proposed external materials are timber cladding for the walls, clay tiles/glass for the roof, timber framed door and fenestration.
- 4.3.4 Regarding the impact on the host Listed Building and the Pirton Conservation Area, the following has been lifted from the Conservation Officer report:

Impact on listed building's special character –

Given the distance from the farmhouse and the setting and its relationship to that there are no objections. The materials and design are considered to be appropriate and will not cause harm.

Impact on character and appearance of the conservation area –

The location of the proposed green house is discreet away from the public domain and the setting of the farmhouse.

Therefore, given the no objection from the Conservation Officer and the proposal's very limited impact, on the Conservation Area and host Listed Building, the proposal is not considered to cause an unacceptable level of harm to these designated heritage assets.

- 4.3.5 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the host Listed Building or Conservation Area. As such, the proposed development complies with Policy D1, D2 and HE1 of the NHLP and Sections 12 and 16 of the NPPF.

Impact on Neighbouring Properties:

4.3.6 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.

4.3.7 Regarding neighbour amenity, the outbuilding would sit comfortably within the plot, has screening from vegetation and is set well away from any residential dwelling. Given these factors, it is not considered that the proposal would result in unacceptable harm upon living conditions as to be objectionable in terms of over dominance, shading or overlooking.

4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.9 The development does not indicate an increase in the number of bedrooms. The site would retain sufficient space for 2no. parking spaces. Therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.10 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

4.3.11 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 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 May 2026	