

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01804/FPH	Erection of detached timber framed outbuilding to rear garden following demolition of existing detached outbuilding.	6 Westbury Farm Close Offley Hitchin Hertfordshire SG5 3FL

Submitted Plan Nos

DWG 02i DWG 03i DWG 04 DWG 05 DWG 06

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets

Notes:

- Representations – site and press notices and neighbour notification carried out. One comment in support.
 - Offley Parish Council consulted - no comment at the time of writing this report.
- Relevant planning history – none recent.
- Planning constraints – Conservation Area.
- Existing property:
 - Semi detached dwelling with large rear garden.
 - Bounded to the north by no7, the south by the rear gardens of nos 2-5 Pilsworth Court and the west by open fields.
 - The garden slopes down slightly to the south west. The properties to the south sit at a slightly lower level than no 6.
- Surrounding area - the surrounding area is largely residential with open fields to the west.
- Proposal – consent is sought for:
 - *“Erection of detached timber framed outbuilding to rear garden following demolition of existing detached outbuilding.”*

- Proposed materials include timber framed walls with black douglas fir cladding and a green roof.
- Design - the proposed outbuilding will be sited at the rear of the property and will replace an existing small shed. It will not be particularly visible from the street and no unacceptable harm will be caused to the character and appearance of the Conservation Area.
 - The design of the outbuilding relates adequately to the host dwelling and neighbouring properties.
 - The black stained douglas fir cladding links positively to the host dwelling's appearance. The green roof is acceptable and will help to soften the appearance of the proposal when viewed from upper floor windows.
- Potential impact on neighbouring amenity
 - *impact on nos 2-3 Pilsworth Court:*
 - the proposed outbuilding will be 2.8m in height. It will be sited close to the end of the rear gardens of nos 2-3. The structure will be visible above the boundary fence. However, the structure will be modest in size and height and no unacceptable harm will arise.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal does not generate the need for additional parking.
- Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D3, HE1 and T2 and the provisions of the NPPF.
- Recommendation - Grant conditional permission.

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: 5 October 2026	