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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Andrew Hunter.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b>                                                                                                                       | <b>APPLICATION SITE</b>                                              |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 25/01374/S73                     | Variation of Condition No.s 2 and 4<br>(amended plans) of planning permission<br>reference 24/00939/FPH 02.07.2024 for<br>Erection of outbuilding in side garden. | 1 Poynders Meadow<br>Codicote<br>Hitchin<br>Hertfordshire<br>SG4 8UJ |

**Submitted Plan Nos**

2210a\_100\_210\_P01

**1.0     Policies**

|        |                                         |
|--------|-----------------------------------------|
| D1     | Sustainable design                      |
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| SECN12 | Achieving well-designed places          |
| SP9    | Design and Sustainability               |

## **Knebworth Neighbourhood Plan**

Policies KBDS1, KBBE4

### **2.0        Relevant Site History**

- 2.1        24/00939/FPH - Erection of outbuilding in side garden – Approved 02/07/24.
- 2.2        23/00345/FP - Change of use of amenity land into residential. Single storey rear and two storey side extension including Juliet balcony at first floor level and rooflights – Approved 04/07/23.
- 2.3        05/01101/1HH - Two storey side and single storey front and rear extensions – Approved 14/09/05.

### **3.0        Representations**

- 3.1        None received.

### **4.0        Planning Considerations**

#### **4.1        Site and Surroundings**

- 4.1.1     The site is a two storey end-of-terrace dwelling with a pitched roof. The front party boundary is comprised of 1.5-1.8m high hedges/vegetation. The site is in a residential area comprised of terraced and detached dwellings, and a care home.

#### **4.2        Proposal**

- 4.2.1 This application seeks to vary Condition 2 (approved plans) and Condition 4 (materials) of previous permission 24/00939/FPH, by:
- Changing the external materials of the approved outbuilding from brown timber cladding to dark brown/black composite timber-effect cladding.

4.2.2 The proposed development has been largely completed.

#### 4.3 **Key Issues**

- 4.3.1 The key material considerations relating to the proposed amendments are design, and neighbour amenity.

##### Design

- 4.3.2 The size, siting and use of the outbuilding remain as originally approved, therefore the only consideration is whether the altered external materials are acceptable.

- 4.3.3 In this case, the new dark brown/black composite timber-effect cladding is considered to appear similar to the originally approved brown timber cladding, and would be less noticeable in the street scene as under the original permission a light brown could have been used, whereas the outbuilding as constructed is dark and does not stand out significantly in contrast to its surroundings. The design is therefore acceptable. The proposal complies with Policies D1 and SP9 of the Local Plan, Section 12 of the NPPF, and the Neighbourhood Plan.

##### Impacts on Neighbouring Properties:

- 4.3.4 The outbuilding is not near any other dwellings, and the change of materials have not altered its size, siting and use. The altered outbuilding therefore has no greater impacts on amenity than the originally approved outbuilding. Impacts on amenity are therefore acceptable, and the proposal complies with Policy D3 of the Local Plan.

#### 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**.

#### 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 grant of planning application 24/00939/FPH.

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.

3. The outbuilding shall be used for purposes incidental to those of the dwelling 1 Poynders Meadow, Codicote.

Reason: In the interests of amenity. To comply with Policy D3 of the Local Plan.

4. The building hereby permitted shall be finished in dark brown/black composite timber-effect cladding and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in keeping with the host property and to protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

### **Biodiversity Net Gain**

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

### **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.

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|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 4 July 2025</p>                                                                  |                                                                                                                                                 |