

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02979/FPH	Erection of detached garden room in rear garden	29 Heathfield Road Hitchin Hertfordshire SG5 1SX

Submitted Plan Nos

Location plan Block plan 1 2 3 4 5 6

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

Notes:

- Representations - no objections have been received to this application.
- Relevant planning history – none.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2 storey, mid terrace dwelling of brick and tile construction.
 - Long, narrow rear garden sloping to the rear. The garden is bounded by closed board fencing of varying heights.
- Surrounding area - the surrounding area is largely residential, characterised by similar terraces of four dwellings with long narrow rear gardens. There are a number of examples of substantial outbuildings in neighbouring gardens.
- Proposal – consent is sought for “Erection of detached garden room in rear garden”. From the site visit by the officer it appears that work has begun on site.
 - Proposed materials include cedar shingle roof, French grey painted timber walls and timber windows and door.
- Design - the proposed outbuilding will be sited at the rear of the garden measuring approximately 3.6m by 4.2m and a height of approximately 2.3m to the eaves and 2.85m to the ridge. The design of the garden room relates adequately to the garden location and to the host dwelling and neighbouring properties.
 - Proposed materials are acceptable.
- Potential impact on neighbouring amenity
 - *impact on nos 27 and 31*:
 - the garden outbuilding will located at the rear of the garden, away from the dwellings.

- It will be partially visible over the boundary fencing, particularly towards no 31 where the boundary treatment is lower. The windows in the side elevation facing no 31 will be largely screened by the fencing and no loss of privacy will occur.
- Some increase in perceived bulk and mass may occur but no unacceptable harm will be caused.
- It is considered that overall, no unacceptable harm will be caused to the amenity of nos 27 and 31.
- 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, D2, D3 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  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 January 2026	