

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01389/FPH	Erection of greenhouse (development already carried out). Erection of pergola with sunshade	4 Waterloo Lane Holwell Hitchin Hertfordshire SG5 3ST

Submitted Plan Nos

Location plan Site plan Plan 4 - Greenhouse elevations Plan 2 Floor plan Plan 3 Pergola / sunshade
elevations

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- Representations – neighbour notification carried out and site notice posted. Two comments received in support.
- Consultations – Holwell Parish Council – no comment at the time of writing this report.
 - Natural, Historic And Built Environment Advisory Team – no comment at the time of writing this report.
- Relevant planning history
 - 22/01324/FPH - Retention of garden shed and detached sun shelter in rear garden.
- Planning constraints – Rural Area Beyond the Green Belt.
- Existing property and surrounding area:
 - No 4 is a detached dwelling located off Waterloo Lane. It forms part of a group of three detached dwellings with a shared access from Waterloo Lane.
 - The Moat House lies to the west and the residential properties, 'Glendale' and 'Malpas' to the north east. To the south and east lies open agricultural land.
 - The site lies within the Rural Area Beyond the Green Belt and on the edge of the village of Holwell. It is beyond the village boundary.
- Proposal – consent is sought for:
 - *“Erection of greenhouse (development already carried out). Erection of pergola with sunshade”*
- Design
 - the greenhouse is a modest structure and relates adequately to the host dwelling and surrounding area. It is partially visible from the driveway. Acceptable.

- o The proposed pergola will be located close to the dwelling will relate adequately to the host dwelling and surrounding area. It will not be particularly visible from external views. Acceptable.
 - o Potential impact on neighbouring amenity
 - o no unacceptable harm will be caused to neighbouring amenity.
 - o Parking and access – the proposal does not generate the need for additional parking.
 - o Conclusion - the application is therefore acceptable in planning terms and complies with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
 - o 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 <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 October 2026	