

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00822/FPH	Erection of single storey outbuilding in rear garden.	25 Hitchin Road Weston Hitchin Hertfordshire SG4 7AY

Submitted Plan Nos

Location Plan PL01 PL02 PL03

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

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is an end-of-terrace two storey dwelling with a pitched roof. Rear party boundaries are fences and vegetation. The site is in a residential area comprised of terraced and semi-detached dwellings.

4.2 **Proposal**

4.2.1 The erection of an outbuilding in the rear garden, which would have a pitched roof. The outbuilding will be used as a garage, garden store, gym, home office, and games room.

4.3 **Key Issues**

4.3.1 The key material considerations are design, and neighbour amenity.

Design

4.3.2 The new outbuilding will not be small, however it would be small in relation to the host dwelling and the site, and would be of a design not harmful to its character and appearance. The outbuilding would not be cramped within the site. The outbuilding is considered acceptable in the street scene as it would be relatively small and largely obscured from view. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

4.3.3 The outbuilding will be sited away from the closest dwellings and their boundaries; and will be obscured by vegetation and fences, and will not harm amenity. The uses of the outbuilding would be typical for an incidental outbuilding for a dwelling and are not considered harmful to amenity. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

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 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.

3. The approved outbuilding shall be used for purposes incidental to those of the host dwelling No. 25 Hitchin Road, Weston.

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

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: 12 May 2025	