

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02920/FPH	Erection of outbuilding to provide 1-bed ancillary annex to main dwelling. (Development already carried out).	4 Mill Road St Ippolyts Hitchin Hertfordshire SG4 7RG

Submitted Plan Nos

PL-499 PL-500 B PL-505 B

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HS6	Relatives and dependents accommodation
SP2	Settlement Hierarchy and Spatial Distrib
SP5	Countryside and Green Belt
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 22/02855/LDCP - Insertion of rear dormer window and 2no front rooflights to facilitate loft conversion - Granted

3.0 **Representations**

3.1 **Neighbour Representations** – 1x Support:

“We would like to share that we have no objections to the annex, given it appears to be built in an aesthetically pleasing way, doesn't block any of our views and is suitably distanced from the boundary between the two properties.

We are under the impression that the building will be used for private / residential matters.”

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 4 comprises a detached dwelling off Mill Road, St Ippolyts. The site is brushed over by the Green Belt.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Erection of outbuilding to provide 1-bed ancillary annex to main dwelling. (Development already carried out).

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The principle of the development
- The acceptability of the design of the development and its resultant impact on the character and appearance of the area.
- The impact that the development would have on the living conditions of neighbouring properties.
- The impact that the development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Principle of Development:

Annex:

- 4.3.2 Policy HS6 of the Local Plan 2011-2031 is of relevance given that the proposal seeks the conversion of the garage into a self contained residential annexe. This policy sets out requirements for these forms of development. The policy describes that residential annexes will be permitted provided that:

- A genuine need for the accommodation is demonstrated;
- The annex is subordinate to the main dwelling and designed in such a way that it can be easily (re-)incorporated into the main house if use as an annex ceases;
- Any development would not exceed the size of extensions that would otherwise normally be acceptable;
- The occupation of the accommodation is restricted by condition.

- 4.3.3 The submitted planning statement indicates that the annex is for the child of the applicants, to provide space for education, for carers to visit, and for future accommodation. Given that the annex is immediately adjacent to the host dwelling, and is of a relatively minor scale, I consider that the annex is subordinate to the main dwelling, and would easily be used by residents. The matter of the scale of the extensions will be discussed in full in the design sections of this report. Any permission be controlled via a condition restricting occupancy, as required by Policy HS6. Compliance with this policy is otherwise considered to arise.

Green Belt:

- 4.3.4 The NPPF permits certain development in the Green Belt, subject to specific exceptions. These are listed in Paragraph 154. The relevant exception to this proposal is exception c), permitting extensions to dwellings that are not cumulatively disproportionate to the original dwelling. The sole site history is a Certificate of Lawfulness for the erection of a rear dormer window. Cumulatively, the development enlarges the host dwelling by approximately 44%. Given that this is less than disproportionate, and the host dwelling is set within a large plot, I do not consider that this is cumulatively disproportionate. Therefore, Policy SP5 of the Local Plan and Section 13 of the NPPF is complied with.

Design and Appearance:

- 4.3.5 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.6 The outbuilding is set between the flank elevation of the dwelling and the side boundary, and comprises a single storey structure with a flat roof. Dark composite cladding is present to external elevations, with white windows and doors. The layout of the plot puts the main vehicular access to the opposite side boundary, with pedestrian access along a footpath to the front boundary. The development is obscured from view due to the presence of a thick hedge to the principal and side boundaries, and the angle of view from the vehicular access. Hedging also provides sufficient screening to mitigate visual impacts for the surrounding area. In the round, the development is considered to be acceptable and does not detract from the appearance of the host dwelling or the street scene
- 4.3.7 The development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.8 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the

use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

- 4.3.9 The host dwelling is neighboured to the eastern boundary. A thick hedge is present to this boundary, and during the site visit, conducted in December, it was noted that extensive screening is afforded by this vegetation. Therefore, impacts arising from dominance and losses of light are not considered to be significant or objectionable. No losses of privacy are considered to occur, and the use of the outbuilding is not considered to give rise to noise generation that is objectionable. No neighbour objections were received.
- 4.3.10 Given the above, it is considered that the development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.11 The development is served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.12 The development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore is generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.13 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Other Matters:

- 4.3.14 It is noted that the building was previously used for AirBnB accommodation, and on the site visit, it was noted that the building was being fenced to the rear with a hedge to the side boundary. I consider that the use as AirBnB accommodation must cease, and that the creation of a private garden/amenity area should also cease to comprise ancillary accommodation, to prevent the creation of a separate unit within the site. These actions, together with the implementation of an appropriately worded condition would suitably overcome these concerns and result in an acceptable form of development.

4.4 Conclusion

- 4.4.1 The development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 Alternative Options

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. 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.

2. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 4 Mill Road, St Ippolyts and shall be used for no commercial purposes.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.

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 January 2026	