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DESCRIPTION:

CONVERSION OF EXISTING ONE BED ANNEX INTO SELF-CONTAINED DWELLING

SITE AT:

16 TREHERNE CLOSE
HITCHIN, HERTFORDSHIRE SG4 9DS

APPELLANT:

MR M. ANDREWS

APPEAL STATEMENT

APPLICATION NO. 18/01249/FP

SEPTEMBER 2018

PREPARED BY ALAN COX ASSOCIATES

1. APPLICATION

1.1 A planning application was submitted under reference 17/01431/1HH for a single storey side extension to form a one-bedroom annex to No. 16 Treherne Close and this was approved on 24 July 2017.

1.2 A planning application was approved on 22 January 2018 under reference 17/04339/PVH for the installation of a front dormer window.

1.3 A planning application was submitted on 8 May 2018 under reference 18/01249/FP for the conversion of the one-bedroom annex into a self-contained dwelling.

1.4 This application was refused at Committee for the following reason:

> *The proposed development, by reason of the intensification of use, restricted plot size and lack of landscaping, results in an overdevelopment of the site to the detriment of the visual and residential amenities of the locality. As such, the development fails to achieve an adequately high standard of environment contrary to Policy 57 of the North Hertfordshire District Local Plan and Section 7 of the National Planning Policy Framework.*

2. REASONS FOR APPEAL

2.1 The reasons for refusal can be summarised as follows:

a) Restricted plot size and over development.

b) Lack of landscaping.

c) Detrimental to the visual and residential amenities of the locality.

2.2 A report was prepared by the Case Officer, Heather Lai, recommending approval which would normally have been dealt with under delegated powers. The application was, however, called to Committee by a Ward Councillor due to the wider public interest and the number of objections received.

2.3 The proposals do not include any increase in the existing bulk and mass of the building, as constructed, and can therefore not be considered as overdevelopment. The amenity space provided to No. 16 is 105.8m² and amenity space to No.16a is 56.8m². These areas are far in excess of minimum amenity space standards. The application site benefits from a larger plot than neighbouring dwellings on "Treherne Close" and therefore the pattern of development together with the character of the area in not compromised.

2.4 The lack of landscaping can be controlled simply by way of a condition stating that a landscaping scheme should be submitted and approved prior to commencement works. This scheme will be simplistic and is already in place for No. 16.

2.5 As stated previously the bulk and mass of the building is not changed and therefore, the visual and residential amenities of the locality remain the same. It cannot, therefore, be considered that the proposals are detrimental to either of these.

3. CONCLUSION

3.1 The proposal is considered an appropriate form of development which would be in keeping with the character and appearance of the existing property, its site and the surrounding area, which would respect and sufficiently retain the living conditions of neighbouring properties.

3.2 The proposals are, therefore, compliant with the relevant “Local Plan” and “NPPF” policies in particular saved policies “28 and 57” of the “North Hertfordshire Local Plan 1996 No. 2” and relevant policies in the emerging “Local Plan”.

3.3 The Inspector is invited to share these views and uphold the Appeal.

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