DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01188/FP	Raise part of roof of dwelling 2 to allow installation of bi-fold doors, changes to subdivision of dwellings 3 and 4 and front boundary wall (as variation to Planning permission 14/02599/1HH previously approved 06.03.2015 for single storey link extension to between annexe and main dwelling; single storey front and side extensions. Raising of roof to annexe to create first floor accommodation).	3 Flint Cottages London Road St Ippolyts Hitchin Hertfordshire SG4 7NF

Submitted Plan Nos

Location plan Block plan DHP/532P1 DHP/532P2 DHP/532P3 DHP/532P4

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 2 – Green Belt
Policy 28 – House Extensions
Policy 30 – Replacement or Extension of Dwellings in the Countryside
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Chapter 7 – Requiring good Design
Chapter 9 – Protecting Green Belt Land

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions
T2 – Parking
HE1 – Designated heritage assets

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 14/02599/1HH - Single storey link extension to between annexe and main dwelling; single storey front and side extensions. Raising of roof to annexe to create first floor accommodation – Granted Conditional Permission on 06/03/2018.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 16/05/2018 Expiry Date: 06/06/2018

3.2 **Press Notice:**

Start Date: N/A Expiry Date: N/A

3.3 **Neighbouring Notifications:**

N/A

3.4 **Parish Council / Statutory Consultees:**

St Ippolyts Parish Council – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 3 Flint Cottages is one of four dwellings, which were created from one original dwelling on the site. The location is in the green belt and there are no near neighbouring properties.

4.2 **Proposal**

4.2.1 Planning permission is sought for the raising of roof to dwelling 2 to allow the installation of bi-fold doors, changes to the subdivision of dwellings 3 and 4, alterations to openings and alterations to the front boundary wall. The application forms a variation to planning permission 14/02599/1HH previously approved on 06/03/2015 detailed in section 2.1 of the report.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--Whether the proposal is inappropriate development for the purposes of the National Planning Policy and Local Development Plan
-- The effect the proposal would have on the openness of the Green Belt
-- The effect of the proposal on the character and appearance of the property and the surrounding area
--The impact that the proposed development would have on the living conditions of neighbouring properties.
--The impact that the proposed development would have on car parking provision in the area.

Impact on Green Belt:

4.3.2 Chapter 9 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 87 states that inappropriate development should not be approved. Paragraph 89 goes on to states that "*a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided it does not result in disproportionate additions over and beyond the size of the original building*"

4.3.3 Policy 2 of the District Local Plan takes the view that *"Except for proposals within settlements which accord with Policy 3, or in very special circumstances, planning permission will only be granted for new buildings, extensions, and changes of use of buildings and of land which are appropriate in the Green Belt, and which would not result in significant visual impact."*

4.3.4 The proposed development, in comparison to the previously approved scheme under 14/02599/1HH, would result in a small increase to the height of the proposed roof space (3.9m to 4.5m). The proposal does not include a further increase in footprint of the property compared to that of the originally approved.

4.3.5 It is considered that the proposed alterations proposed as part of the scheme would result in an appropriate proportionate increase in the size of the original dwelling. The development would be predominately out of view of public vantage points.

4.3.6 In consideration of both national and local planning policy, the proposed development would, on balance, not result in any unacceptable significant impact upon the openness of the Green Belt.

Design and Appearance:

4.3.7 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 7 - Requiring good design). In this regard, Policy 28 and 57 of the Local Plan is consistent with the NPPF.

4.3.8 The application site occupies a large plot off London Road. The site comprises of four dwellings contained behind a tall boundary wall. The proposed development would result in the conversion of dwellings 1 and 2 into a single dwelling and the creation of a link between dwellings 1/2 and 3. A number of alterations are proposed to the application site, including changes to openings, raising of roof heights and internal alterations.

4.3.9 The proposed development would result in limited increases to the footprint of the property. The proposed roof form and design of the alterations are considered to be appropriate and in keeping with the character and appearance of the host dwelling. The application includes the provision of a wall along the boundary with London Road. The wall would be continuation and replacement of part of the existing wall. The proposed additional wall would be appropriate given then existing high wall along the site.

4.3.10 Given the above, it is considered that the proposed development would not result in an unacceptable impact upon the character and appearance of the host property and would therefore be compliant with Policy 28 and 57 of the District Local Plan and the core principles set out within the National Planning Policy Framework.

Impact on Neighbouring Properties:

4.3.11 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy 28 of the Local Plan.

4.3.12 The application site is an isolated plot with no adjoining neighbouring properties. There would be no unacceptable impact upon the amenities of properties within the area.

Car Parking and Highways:

4.3.13 Five off-street car parking spaces would be provided within the site including the provision of one disabled car parking space. At least two spaces are provided on site for the resultant five bedroom dwelling. This satisfies the parking requirements set out in the Supplementary Planning Document.

4.4 Conclusion

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

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.

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 June 2018	