

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02010/FPH	Erection of attached side garden store; alterations to fenestration on rear elevation and insertion of solar panels to existing dwelling and outbuildings. Alterations to existing garage to facilitate part garage conversion	New Redwood Ransom Close Hitchin Hertfordshire SG4 9AX

Submitted Plan Nos

01 02 03 04 05 06 7 08A 09A 10A 11 12 13A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 Extensive site history.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 New Redwood comprises a detached chalet bungalow off Ransom Close, a residential road in Hitchin.

4.2 **Proposal**

4.2.1 Planning permission is sought for the following works:

- Erection of attached side garden store
- Alterations to fenestration on rear elevation
- Insertion of solar panels to existing dwelling and outbuildings.
- Alterations to existing garage to facilitate part garage conversion.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the 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.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 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.
- 4.3.3 The host dwelling that this application relates to is set down a private drive and is behind gates, with its main built level being set significantly lower than Ransom Close. Therefore, the host dwelling is significantly obscured from view from the public realm. The proposed works would result in some changes to the character and appearance of the dwelling, however, given that solar panels are a common feature among residential dwellings, I do not consider that the works would be unacceptable or appear out of place. The proposed store would appear as an extension of the main chalet style roof of the dwelling, and would feature materials of construction that are similar in appearance to the host dwelling. The appearance of the garage would be predominantly retained, and the proposed glazed door to this building would not significantly alter its character or result in an un-subservient structure to the main dwelling. I consider it is prudent to condition the use of the converted garage, to ensure that it does not create a separate dwelling. Alterations to fenestration are modest and would not be significantly visible from the main public realm. These alterations are considered to be acceptable and would be suitably sympathetic.
- 4.3.4 The proposed 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:

- 4.3.5 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.
- 4.3.6 The proposed solar panels, fenestration alterations and garage conversion would not result in significant bulk increases and would therefore not cause unacceptable dominance or overbearing impacts for neighbouring occupiers. There would be some visual impacts created by the solar panels, however, given the set down nature of the site, this is not considered to be substantial. Outlook from altered window openings would not cause overlooking or a loss of privacy for neighbouring occupiers, and is therefore acceptable. The proposed store would be single storey in height, and would therefore not cause unacceptable losses of light or cause a sense of dominance for neighbours to the site. No neighbour objections were received.

- 4.3.7 Given the above, it is considered that the proposed 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:

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

Environmental Implications:

- 4.3.9 The proposed 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 would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 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.

4.4 **Conclusion**

- 4.4.1 The proposed 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 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 development hereby permitted shall be built in accordance with the materials detailed in the application form received 9 September 2024. For the avoidance of doubt, the development shall feature brickwork and roof tiles to match existing. Doors and windows shall be coloured in RAL 7012 'Basalt Grey'. All materials are to be implemented on site, unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. The converted garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as New Redwood, Ransom Close, Hitchin.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 29 October 2024	