DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01053/FPH	Erection of home office outbuilding on roof terrace.	14 Church View Portmill Lane Hitchin Hertfordshire SG5 1EU

Submitted Plan Nos

Proposed elevaitons PL210 PL001 PL101 PL201 GM011004a

1.0 Policies

LP57 Residential Guidelines and Standards

SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro

2.0 Site History

2.1 13/02151/1: Redevelopment of site for 24 flats, hotel and class A1, A2 & A3 uses. Granted 14/ 11/ 13. Implemented and completed.

3.0 Representations

3.1 **Site Notice / Adjoining occupiers:** No replies received

4.0 Planning Considerations

4.1 Site and Surroundings

Third floor two bedroom flat and associated terrace located within a detached three storey block of flats fronting Portmill Lane.

4.2 Proposal

4.2.1 Erection of a detached home office building to be sited at the northern end of the garden terrace of flat 14 (a top floor flat) . The building would be located at right angles to the eastern boundary of the terrace and would be 18 sqm in footprint and 2.49m in height. The external materials would comprise horizontal timber cladding and render. An EPDM single ply roof membrane is proposed.

4.3 Key Issues

4.3.1 The key issues are design and siting and impact on neighbours.

4.3.2 **Design and siting**
The proposed outbuilding would be set back from the side boundary railings by 1 metre and would project approximately 1.5 above the railings. It is also proposed to be sited at the back of the terrace and therefore some 32 metres from the Portmill Lane frontage. As such it would have limited impact given its position and would not be dissimilar in form from the lift shafts and other service structures that dominate the roofscape of buildings in this location. Views of the building from the south across the Portmill Lane car parks would be distant and limited because of the set back of the building on the open terrace, its limited height and the boundary hedges along the

inside of the railing boundary. The flat roofed design of the home office building is appropriate for this roof top setting and the materials would not detract from the appearance of the main building. Overall I consider the design and siting of the building to be acceptable.

4.3.3 **Impact on neighbours**
The only affected neighbours are the adjoining flat at third floor level and the flat immediately below. Because of it limited height and the intervening boundary with the flat on the same level (see 'left elevation drawing') it is unlikely that there would be overlooking or loss of visual amenity to the occupiers of the adjacent flat. The building is self contained, modular building that is unlikely to result in noise and disturbance to the flat below especially given that it is to be used in association with the flat as a single residence. Moreover, matters of noise and disturbance can be dealt with under Environmental Health legislation. To safeguard against any commercial use of the building and to minimise disturbance a condition restricting its use is recommended.

4.3.4 **Other matters**
No additional car parking would be required for the extended living accommodation especially here in a town centre location. It is however acknowledged that the occupiers of this flat have access to on- site parking at ground floor level.

4.4 **Conclusion**

4.4.1 The proposed development is acceptable in planning terms.

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 home office building hereby permitted shall not be used for any use other than uses incidental to the main use of the host property as a single family dwelling.

   Reason: In order to prevent separate residential or commercial use of the building that may have an adverse impact on the amenities of adjoining residents and / or the amenity of the locality in general.

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: 12 June 2018	