

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION

REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

24/02626/FPH

Single storey front and side extensions following demolition of existing detached garage and partial levelling of the driveway

139 Coleridge Close
Hitchin
Hertfordshire
SG4 0QY

Submitted Plan Nos

A100 A101 A105-Rev-1 A106-Rev-1 A010

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 Site History

2.1 06/01003/1HH - Single storey side extension – Conditional Permission on 11/08/2006.

2.2 20/02017/FPH - Erection of a 1.5 storey detached garage to include storage room above following demolition of existing detached single storey garage. Refused 19/10/2020. Dismissed at appeal 05/03/2021). This scheme proposed to demolish the existing garage and replace with a larger outbuilding of 5.5m deep, 10m in length and rising to around height of 5.65m (accommodating an upstairs). The following extracts from the Inspector's decision letter are relevant for the discussion of the current application:

Character and Appearance:

- ② *"The proposed outbuilding, at almost double the height and more than triple the length of the existing garage cannot be considered diminutive, resulting in a size and mass of building not dissimilar to a dwellinghouse." (para 5).*
- ② *"Due to its height, the proposed building would be clearly visible from both Coleridge Close and Gibson Close filling in much of the space between the appeal property and No. 138. Taken with the original dwellinghouse, I consider the proposal would result in a scale of development that would overwhelm the appeal property and the setting within the cul-de-sac thus causing significant harm to the surrounding area, compromising the pattern of plot density. The development is visible from the public realm and the presence of such outbuildings or large extensions is not widespread." (para 6).*

Living Conditions:

- ② *"The proposed outbuilding would be constructed near the boundary with neighbouring property at No. 138..... Occupants of that dwellinghouse already have a view of the existing garage within the appeal property, albeit not directly. This situation would be made no worse, the position and depth of the existing and proposed garages being similar, so their outlook would not be harmed." (para 9).*
- ② *"The proposed development would result in an increase in the height of building at the boundary. However, I consider that the windows on the front of No. 138 are sufficiently far away so as not to be significantly affected by overshadowing or loss of daylight/sunlight.....the proposal would not cause unacceptable harm to living conditions." (paras 9, 10 and 11).*

3.0 Representations

- 3.1 Neighbour notification and site notice posted. One comment has been received neither in support of nor objecting to the proposal.
- 3.2 Reconsultation was undertaken due to an amended description of development to include the proposed levelling of the driveway.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 No. 139 is a detached two-storey dwelling situated within a cul-de-sac off Coleridge Close. The existing dwelling has a detached single storey garage to the front, with the main dwelling sited at right angles to the garage.
- 4.1.2 The driveway is accessed from Coleridge Close via a wide access shared with nos 137, 138 and 140. A low wall separates nos 138 and 139 with the existing garage sited along the shared boundary with no 138. The driveway of no 139 slopes slightly down from the shared access to the garage. The drive slopes up towards the house which sits at a higher level than the garage.
- 4.1.3 The surrounding area is mainly residential with some variation in housing types and styles.

4.2 Proposal

- 4.2.1 Consent is sought for: "Single storey front and side extensions following demolition of existing detached garage and partial levelling of the driveway."
- 4.2.2 Materials – brick and roof tiles to match existing. Upvc windows. White powder coated steel garage doors.

4.3 Key Issues

- 4.3.1 The key issues for consideration are:
- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
 - The impact of the proposed development on the living conditions of neighbouring properties.
 - Access and parking matters.
 - The impact of the proposed development 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 proposal will result in a substantial addition to the property. The level of the driveway will be slightly raised by 0.4m at its lowest point to reduce the change in levels between the existing garage and the main dwelling. A new single storey garage and workshop/store will be added at right angles to the main dwelling. This will extend into a utility room which forms a side extension to the host dwelling. A new porch will replace the existing. The height of the proposal above ground level will vary but when viewed from the street, but will sit approximately 3.2m above the raised driveway. It will sit approximately 3.6m above the ground level of no 138. The elevation facing Gibson Close will vary in height from 2.9m to 3.7m approximately.
- 4.3.4 The elevation facing the street will consist of two garage doors and an access door. The roof will be partially pitched above the garage doors and above the porch with tiles to match the existing to soften the overall appearance. The elevations facing no 138 and Gibson Road will be brick and flat roof.
- 4.3.5 The proposed single storey extension is a substantial addition to the existing dwelling and will alter its visual impact on the streetscene. However, the proposed height relates acceptably to the host property and surrounding dwellings. The proposal reads well within the streetscene with two garage doors and short pitched roof above. Whilst large and visible it replaces an existing garage with a similar albeit larger, outbuilding, maintaining garaging visible from the street at the site.
- 4.3.6 The proposal will be single storey and will not be particularly visible from Gibson Close.
- 4.3.7 The previous scheme was dismissed at appeal on basis of harm caused to the character and appearance of the area. Whilst the current proposal will be visible from the street, its reduced height and garage appearance compared to the appeal scheme ensures that the visual impact on the street is acceptable.
- 4.3.8 The proposed porch and side extension are acceptable and relate well to the host dwelling.
- 4.3.9 The proposed materials to match the existing will help to link the proposed additions sympathetically to the host dwelling.
- 4.3.10 The proposed development is considered to comply 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 of the proposal are acceptable.

Impact on Neighbouring Properties

- 4.3.11 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.

Potential Impact on No 138

- 4.3.12 The proposed development will be constructed along the boundary with the neighbouring property at No. 138. Comments made by the Inspector in relation to the previous scheme remain valid in the context of the current application. Previously, the Inspector concluded that occupants of no 138 *“already have a view of the existing garage within the appeal property and that this situation would be made no worse, the position and depth of the existing and proposed garages being similar, so their outlook would not be harmed.”*
- 4.3.13 The current proposal will not cause harm to the outlook of no 138.
- 4.3.14 Although there will be an increase in the height of building at the boundary, the windows on the front of No. 138 are sufficiently far away so as not to be significantly affected by any overshadowing or loss of daylight/sunlight. This was accepted in the previous appeal scheme.
- 4.3.15 The proposal will therefore not cause unacceptable harm to living conditions of no 138.

Potential Impact on No 140

- 4.3.16 The proposed development will be set a sufficient distance away from no 140 that no unacceptable harm will be caused.
- 4.3.17 Given the above, the proposed development will not result in any unacceptable harm to neighbouring occupiers and therefore complies with Policy D3 of the Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking

- 4.3.18 The proposed development will result in the loss of the existing garage but this will be replaced by two garages. There is ample on site parking on the driveway. No alteration to access is proposed. The development is therefore acceptable in terms of highways and parking.

Environmental Implications

- 4.3.19 The proposed development is relatively small in scale and 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

- 4.3.20 This development is not subject to the statutory Biodiversity Gain Plan condition because householder applications are exempt in respect of the biodiversity gain condition, under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exemptdevelopments>).

4.4 Conclusion

- 4.4.1 The proposed development is acceptable and to comply with the policies set out in the Local Plan and the National Planning Policy Framework. Grant conditional permission.

4.5 Alternative Options

4.5.1 None applicable.

4.6 Pre-Commencement Conditions

4.6.1 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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse 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.

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	
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Sam Dicocco

Determining Officer

Date: 20 February 2025

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF