DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00787/FPH	Single storey rear extension and conversion of integral garage to snug. Erection of detached garage including workshop/store and creation of new vehicular access off Hillside.	17 Valley Road Codicote Hitchin Hertfordshire SG4 8YA

Submitted Plan Nos

CG/PL/01A CG/PL/02A CG/PL/03A CG/PL/04B CG/PL/05A

1.0 Policies

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

Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Chapter 7 – Requiring good Design

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

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 08/00843/1HH - First floor rear extension. Detached pitched roof single garage – Granted Conditional Permission on 08/08/2008.

2.2 84/00631/1 - Erection of front porch, and rebuilding of existing conservatory to form kitchen – Granted Conditional Permission on 11/05/1984.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 30/04/2018 Expiry Date: 21/05/2018

3.2 **Press Notice:**

Start Date:
Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 19 Valley Road and No. 1, 3, 5, 7 Hill Side were notified on 25/04/2018. One objection has been received from No. 19 Valley Road and is summarised below:

- No objection to the proposed extension to the rear of the property.

- Objection to the proposed garage to the rear due to its overall height.
- Garage would appear out of place in the rear garden, as not in keeping with existing gardens.
- Structure would be too large for garden.

3.4 **Parish Council / Statutory Consultees:**

Codicote Parish Council – No comments received.

HCC Highways – Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1. New Access
The vehicular access shall be provided and thereafter retained at the position shown on the approved plan no. CG/PL/05 and in accordance with the Highway Authority's highway specification. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

2. Provision of Visibility Splays - Dimensioned on Approved Plan
Prior to the first use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan number CG/PL/05. The splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.
Reason: In the interests of highway safety.

3. Construction Management
The development shall not begin until full details of all proposed construction vehicle access, movements, parking arrangements and facilities to restrict the generation of dust and mud from the site proposed during the construction period have been submitted to and approved in writing by the Local Planning Authority. The relevant details should be submitted in the form of a Construction Management Plan/Statement and the approved details are to be implemented throughout the construction programme.
Reason: To minimise danger, obstruction and inconvenience to users of the highway.

HIGHWAY INFORMATIVE:
Hertfordshire County Council (HCC) recommends inclusion of the following highway informatives / advisory notes (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

AN) Construction standards for new/amended vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or

structures (e.g. street name plates, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.

Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx or by telephoning 0300 1234047.

AN) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx or by telephoning 0300 1234047

COMMENTS / ANALYSIS:

The application comprises of an extension to the existing dwelling and creation of an additional driveway and vehicle access at 17 Valley Road, Codicote. Valley Road is designated as an unclassified local access road, subject to a speed limit of 30mph and is highway maintainable at public expense.

VEHICLE ACCESS & PARKING:

The property is currently accessed via a vehicle crossover (VXO) / dropped kerb from Valley Road providing access to a driveway. The proposals include an additional VXO / dropped kerb leading to a driveway and garage accessed from Hillside, the amended arrangements of which are shown on submitted drawing number CG/PL/05.

A second dropped kerb to a property would not normally be approved (as documented in HCC's *Residential Dropper Kerbs: Terms and Conditions*). However it has been considered that this is acceptable due to the fact that the new access is via a separate cul-de-sac road and would not have a detrimental effect on the safe and free flow of pedestrians or other highway users on Valley Road. Furthermore the levels of visibility achievable for vehicles at the new access (as shown on submitted plan no. CG/PL/05) is considered to be acceptable when taking into consideration the location near the end of a cul-de-sac with a low number of vehicular movements and the footway being on the opposite side of the road.

The proposed driveway has a depth of 6m in depth fronting the proposed garage door and approximately 4.8m in depth fronting the proposed open garage area. Furthermore the width of the carriageway on Hillside is approximately 6m to 6.5m. These arrangements are considered to be acceptable by HCC as Highway Authority to enable the safe and acceptable level of maneuvering of vehicles and in accordance with *Roads in Hertfordshire: Highway Design Guide and Manual for Streets (MfS)*.

Please note that this VXO will only be approved to a maximum width of 5.4m (4 dropped kerbs and 2 ramped kerbs).The applicant will need to enter into a vehicle crossover agreement with HCC as Highway Authority in relation to the works required to create to new access and any other works on the highway land - please see the above informative.

DRAINAGE:

The proposed new driveway would need to make adequate provision for drainage on site to ensure that surface water does not discharge onto the highway. Surface water from new driveway would need be collected and disposed of on site in order for the proposals to be acceptable.

CONCLUSION:
The applicant will need to enter into a vehicle crossover agreement with HCC as Highway Authority (please see above informative) to cover the technical approval of the design, construction and implementation of the highway works. HCC would not want to restrict the granting of planning permission on highway grounds. However this is subject to the inclusion of the above planning conditions and informatives.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 17 Valley Road is a two storey detached dwelling situated on the junction between Valley Road and Hill Side. The property features a large driveway to the front of the site and existing extensions to the rear.

4.1.2 The local characteristics of this part of Valley Road and Hill Side consist of predominately detached dwellings of similar scale to that of the application site. It is noted that there are a number of garages visible within the street scene that are set forward of dwellings close to the street scene.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension, conversion of existing integral garage into snug and erection of a detached garage to the rear of the site including creation of a new vehicular access off Hill Side.

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.

Design and Appearance:

4.3.2 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.

4.3.3 The single storey rear extension would feature a mono-pitched roof design and would be of limited scale in relation to the host dwelling and would therefore not result in an overbearing impact. The proposed single storey rear extension and conversion of garage would be appropriate and not result in any unacceptable harm upon the character and appearance of the host dwelling.

4.3.4 The proposed structure to the rear of the application site would be sited along the boundary with No. 19 Valley Road. It is noted that a detached garage was previously

approved on this site under application ref. 08/00843/1HH. The previously approved garage was also set along the party boundary with No. 19 and features a similar footprint to that of the proposed. The development would be sited to the rear of the host dwelling and set back from the street scene. Additionally, it is noted that there are a number of existing detached garages visible within the street scene of Hill Side. It is considered that the proposed development would not result in an unacceptable impact upon the character of the area or the appearance of the dwelling within the street scene.

4.3.5 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:

4.3.6 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.

4.3.7 The application site is neighboured by No. 19 Valley Road to the south and is set back from the application site. The rear extension would therefore not project beyond the rear elevation of the neighbouring property and therefore there would be no unacceptable impact upon the amenities of the neighbouring property as a result of the rear extension.

4.3.8 The proposed garage to the rear of the host dwelling would be sited on the party boundary with No. 19 Valley Road. The eaves on the boundary would measure approximately 1.3m in height rising to 3.5m to the ridge. The development would project along the party boundary for approximately 6m. Given the low eaves height, it is considered that the proposed development would not result in an unacceptable impact upon the light, privacy or amenity of the neighbouring occupiers.

4.3.9 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.10 The applicant will need to enter into a vehicle crossover agreement with HCC as Highway Authority (please see above informative) to cover the technical approval of the design, construction and implementation of the highway works.

4.3.11 The proposed development would not result in an increase in the number of bedrooms within the property. No car parking issues would arise due to good provision of off-street car parking.

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.

3. The vehicular access shall be provided and thereafter retained at the position shown on the approved plan no. CG/PL/05 and in accordance with the Highway Authority's highway specification. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
   Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

4. Prior to the first use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan number CG/PL/05. The splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.
   Reason: In the interests of highway safety.

5. The development shall not begin until full details of all proposed construction vehicle access, movements, parking arrangements and facilities to restrict the generation of dust and mud from the site proposed during the construction period have been submitted to and approved in writing by the Local Planning Authority. The relevant details should be submitted in the form of a Construction Management Plan/Statement and the approved details are to be implemented throughout the construction programme.
   Reason: To minimise danger, obstruction and inconvenience to users of the highway.

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.

Informative/s:

1. Construction standards for new/amended vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.
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Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 June 2018	