DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00570/FP	Erection of 3 bedroom dwelling with addition of two roof lights in south elevation to provide habitable accommodation in loft space and ancillary works following demolition of existing single storey side extension (as a variation of planning permission ref no. 17/02647/1 granted on 19 December 2017)	22 Salisbury Road Baldock Hertfordshire SG7 5BY

Submitted Plan Nos

1744-20; 1744-21; 1744-22 Rev A

1.0 Policies

LP8 Development in Towns

LP26	Housing Proposals
LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
SECT11	Conserving and enhancing natural environ
XD1	Sustainable Design
XD3	Protecting Living Conditions
XT2	Parking

2.0 **Site History**

2.1 17/02647/1 - Erection of 2 bedroom dwelling following demolition of existing single storey side extension (as amended by drawing 1744-04 received 07/11/2017 and drawings 1744-01A received 22/11/2017 and drawings 1744-02D and 05B received 13/12/2017).

3.0 **Representations**

3.1 Hertfordshire Highways – No objection subject to conditions.

3.2 No neighbour representations received for this application, however, previous objection received on the previous application include –

- Reduction in property values;
- Issues with water supply;
- Issues with drainage;
- Inaccuracies with drawings;
- Overdevelopment of site;

- Construction noise and nuisance;
- Impact on light to properties;
- Loss of privacy;
- Impact on car parking in the street;
- Wider traffic implications;

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site lies within the settlement of Baldock. The site contains a two storey semi-detached dwelling with a single storey full depth side extension added post the 1990 permission above. The site has extant permission, as above, for the erection of a 2 bedroom dwelling following the demolition of the existing side extension. The permission was approved following a reduction in width of the new dwelling. The extant permission would result in a terrace of three dwellings.

4.2 Proposal

4.2.1 The proposal seeks the erection of a 3 bedroom dwelling following the demolition of the existing single storey side extension. The application is a re-submission of the previously approved scheme. The extant position holds significant weight in favour of the proposed development. The following assessment will concentrate on the differences between the extant and proposed dwellings as below.

4.2.2 The proposed dwelling would be equal in terms of footprint and scale. The principle difference is the additional bedroom, making the dwelling three bedrooms instead of two. The additional bedroom would be accommodated in the roof space through the inclusion of two rear facing roof lights. Further to this, the rainwater and waste pipes are now shown externally on the building, and the rear facing roof slope of the new dwelling includes an eaves overhang where previously there was no eaves overhang.

4.3 Key Issues

4.3.1 The difference between the extant permission and the proposed dwelling would not have a significant impact on the appearance of the dwelling within its surroundings. The new roof lights are within the rear roof slope, and the rainwater and waste pipes now shown on the dwelling, as well as the eaves overhang to the rear, would be de-minimus. None of the differences between the existing and proposed dwelling would impact the relationship between the proposed dwelling and neighbouring premises in terms of living conditions.

4.3.2 In line with the Vehicle Parking at New Development SPD, there is no increase in parking requirement between a new two bedroom dwelling and a new three bedroom dwelling. Therefore, the parking provision proposed (two for the new dwelling, one for the existing), as per the extant permission, is considered acceptable.

4.3.3 No additional conditions are considered to be required over and above those imposed on the extant permission. All conditions on the extant permission have been reviewed, and included as appropriate.

4.3.4 Previous neighbour objections to the extant permission have been considered within this recommendation. It is not considered that the differences between the extant and proposed dwelling would exacerbate any impact on construction noise or nuisance, overdevelopment of the site, light to neighbouring properties, loss of privacy, traffic

implications or car parking. The proposed development provides clarification in terms of drainage. I cannot see any inaccuracies within the proposed drawings, and finally, potential reduction in property values is not a material planning consideration.

4.4 **Conclusion**

4.4.1 Affording substantial weight to the extant permission for a two bedroom dwelling, it is considered that the proposed three bedroom dwelling would be of good quality, sustainable design which would maintain the character of the area, respect the living conditions of adjoining premises and host sufficient parking commensurate to the size and use of the resultant buildings. Therefore, the proposal accords with the policy provisions within the local development framework.

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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.Reason:To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C, D and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

5. The development hereby permitted shall not be brought into use until the proposed access has been constructed and the footway has been reinstated to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction.Reason: In the interests of highway safety and amenity.

6. The access shall be constructed in a hard surfacing material for the first 4.80 metres from the rear of the adjacent footway.Reason: To prevent loose material from passing onto Salisbury Road which may be detrimental to highway safety.

7. Prior to the first use of the proposal the access and parking space as identified on the approved drawing number 1744-05 revision A measuring 2.4 metres x 4.8 metres shall be provided and appropriately marked out within the curtilage of the site. The parking facilities shall be kept available solely for the parking of motor vehicles and shall be permanently retained as provided thereafter.Reason: To ensure that a safe access and adequate on-site parking is provided for the development and in the interest of highway safety.

8. The access shall be a maximum of 5.0 metres wide.Reason: So that vehicles may enter and leave the site with the minimum of interference to the free flow and safety of other traffic on the highway and for the convenience and safety of pedestrians and disabled people.

9. There shall be no gates associated with this development.Reason: The provision of gates would mean that vehicles would obstruct the highway whilst they are opened and closed and interfere with the safe and free flow of all traffic.

10. Building works undertaken in relation to the development hereby approved shall only take place between the hours of 8am and 6pm on Mondays to Fridays, 8am and 1pm on Saturdays and not at all on Sundays and public holidays.Reason: The site is located in close proximity to residential properties and the restriction of construction work hours is necessary to ensure that the residents of those properties can continue to expect to enjoy times of reasonable peace and quiet.

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:

Works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication Roads in Hertfordshire Highway Design Guide. Before proceeding with the proposed development, the applicant shall contact HCC website www.hertsdirect.org. or call on 0300 1234 047 to obtain the requirements for a section 278 agreement for the associated road works as part of the development. This should be carried out prior to any development work is carried out.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Date: 10 April 2018	