DELEGATED FILE NOTE

CASE OFFICER: ...Kate Poyser.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01090/FP	Erection of one detached 4-bed dwelling following demotion of existing dwelling (amended by drawings received 4th June 2018).	81 High Street Kimpton Hitchin Hertfordshire SG4 8PU

Submitted Plan Nos

81HST_P_02A 81HST_E_03A 81HST_S_01A 81HST_P_03A 81HST_E_05 81HST_P_01A 81HST_E_01A 81HST_E_04A 81HST_L_01 81HST_E_06B

1.0 Policies

LP5 Excluded Villages

LP26	Housing Proposals
LP57	Residential Guidelines and Standards
SECT6	Delivering Wide Choice High Quality Home
LP7	Selected Villages Beyond the Green Belt
XD2	Hse Extns,Replacement Dwells,Outbuilding
XSP2	Settlement Hierarchy

2.0 Site History

2.1 None.

3.0 Representations

3.1 Kimpton Parish Council – make the following observations:
"1. Designated area for car parking should be clearly indicated on proposed plans
2. Bin storage including its size and form should be indicated on the proposed plans
3. The present garage wall elevations provide an important part of the street scene but the current proposal of plain brick elevation reduces the quality of the street scape. As the current conifer trees cannot be considered permanent, these garage elevations need to be enhanced in their form and detailing."

The Parish Council and neighbours were not consulted on the amended drawings.

3.2 Local Residents – no comments received

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 81 High Street is a detached one and a half storey house with integral garage projecting forward of the main part of the house. No. 79 is a two storey house to the east and No. 85 is a two storey house to the west. Kimpton is an Excluded village.

4.2 **Proposal**

4.2.1 The proposal is to demolish the existing house and replace it with a two storey, four- bedroom house of a more contemporary design and larger footprint. Amended plans have been received which delete a proposal for a single garage to the front of the site. The new house would be located set back within the site, so that the front elevations would be roughly in a similar location to the existing garage doors. It would have red bricks and a clay tiled roof. The overall form of the house would be traditional with the contemporary feel relating mostly to the windows. Please see drawings.

4.3 **Key Issues**

4.3.1 The key planning considerations relate to:

- Effect on neighbouring living conditions;
- Its appearance within its context;
- Any parking/highway matters.

4.3.2 79 High Street is a two storey house set the depth of the house forward of No. 81, such that the front elevation of the proposed house would be level with the rear elevation of No.79. It is noted that there are four windows in the side elevation, overlooking the front garden of the application property. There is also a conservatory to the rear. Although the proposed house has a larger footprint than existing, to the rear, the increase is mostly at ground floor level. I consider the proposed scheme would not have a significantly greater effect on the living conditions of 79 High Street.

4.3.3 No. 85 also appears to be a very recent replacement house. The front elevation is currently level with the front elevation of the existing dwelling. The proposed scheme shows the front elevation to be forward by just over 3 metres. Five windows are noted in the facing side elevation of No. 85, although the main elevations face front and back. This neighbouring property also has a detached double garage in the front garden. A conservatory with a tiled roof is noted to the rear. Whilst the single story element of the proposed house would be set further back into the site than No. 81, the two storey element would not project as far to the rear. I consider the proposed scheme would not have a significantly effect on the living conditions of 81 High Street.

4.3.4 There is some variety in styles, designs and materials of properties in this part of the High Street, although red bricks, plain clay tiled roofs and bay windows are common features. No. 79 appears to be of a typical 1930s design with bay windows. No. 85 is very recently built with some bay windows. The proposed house would have materials most typical of the area and includes a contemporary version of a bay window. I can see no objections to the design of the house.

4.3.5 No. 79 is approximately 4 metres back from the street and No. 85 is set back by approximately 16 metres. The proposed house would be approximately 14 metres back. I consider its proposed position would have no adverse effect on the pattern of development here.

4.3.6 A detached garage was proposed in the front garden, close to the front boundary. Although No. 81 has a detached garage to the front, it is set further back from the street

frontage. It was felt that the garage would be unduly prominent in the street scene and negotiations have led to its removal from the scheme.

4.3.7 The existing vehicular access would remain. There would be sufficient space for parking within the curtilage of the property to satisfy current car parking standards.

4.4 **Conclusion**

4.4.1 There are no sustainable planning objections to raise to the proposed replacement house.

5.0 **Recommendation**

That 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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 19 June 2018	