DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00353/FPH	Erection of side carport and first floor extension, insertion of rear dormer and velux windows and external stair to existing detached garage.	55-56 West Street Lilley Luton Hertfordshire LU2 8LH

Submitted Plan Nos

PL01 01

1.0 Policies

LP11 Chilterns Area Outstanding Natural Beaut

LP16	Areas of Archaeological Significance
LP2	Green Belt
LP3	Settlements within the Green Belt
LP33	Relatives and Staff Accommodation
LP57	Residential Guidelines and Standards
SECT12	Conserving and enhancing historic enviro
SECT11	Conserving and enhancing natural environ
SECT9	Promoting Green Belt Land
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets
XHE4	Archaeology
XHS6	Relatives and Dependents Accommodation

XNE3	The Chilterns (AONB)
XSP2	Settlement Hierarchy

2.0 Site History

2.1 17/2145/1HH Gazebo structure in rear garden following demolition of summer house. Permission granted.

2.2 10/03081/1HH & 10/03082/1LB Extension of front boundary wall, new gates and piers, modifications to access. Planning permission and listed building consent granted.

2.3 86/01471/1 Erection of front porch and detached double garage with first floor residential annex. Permission granted subject to (inter alia) a condition restricting occupancy.

3.0 Representations

3.1 Conservation Officer – no comments received.

3.2 County Archaeologist – does not wish to make any comments.

3.3 Lilley Parish Council – no comments received

3.4 Local Residents/site notice – none received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 55 West Street is a grade II listed building. It is late C15/early C16 hall range with late C16/early C17 north wing. A detached double garage was built forward of the house in 1986. As it is post 1947 it is not curtilage listed. To the south and east of the property are grazing fields and to the north is Lilley House. The site lies within the Green Belt, AONB, Archaeological Area and Lilley Conservation Area.

4.2 Proposal

4.2.1 The proposal is to extend the existing garage to enable the existing first floor accommodation to be increased from a bedroom, kitchen and bathroom to a kitchen/living room, bedroom and bathroom. The building currently has two dormer windows in the front elevation. A third is proposed to be added in the rear elevation facing south. It is proposed to omit the existing internal staircase and replace it with an external staircase on the south elevation.

4.3 **Key Issues**

4.3.1 The key planning considerations relate to:

- The principle of the development within the Green Belt
- Impact on AONB;
- Effect upon heritage assets;
- Any effect on residential amenity.

4.3.2 Paragraph 89 of the NPPF allows extensions to buildings in the Green Belt provided that they do not result in disproportionate additions over and above the size of the original building. Policy 30 of NHDLP No. 2 and Policy CGB4 of the Submitted Local Plan 2011 – 2031 both allow extensions in the Green Belt under similar provisions. The extension is less than a quarter the size of the original building (garage) and of a subservient design. I therefore consider that the development would meet the Green Belt requirements and I can see no objection in principle.

4.3.3 There is an existing condition restricting the occupation of the first floor accommodation to staff and relatives of the house. Although the accommodations would be extended it would still provide a very small unit within the curtilage of the main house. I consider that a similar restrictive condition would be required.

4.3.4 The property lies within an AONB where great weight should be given to conserving landscape and scenic beauty. The south east elevation of the garage is clearly visible across the adjacent paddock and the building lies prominently at the entrance to the main, north section of the village. The proposal would, therefore, have some impact on the character of the landscape and scenic beauty of the area. It is proposed to add a small dormer window and external staircase to the south elevation. The rear of the extension would also be visible from this direction. However, I consider these changes would not have a significant effect on the character and appearance of the AONB.

4.3.5 The house is a grade II listed building and any alterations to the detached double garage will have some effect upon its setting. When the garage was first building it would have had a significant effect on the setting, due to its size and close proximity, but this was not considered to be harmful. The extension and other changes are relatively small and I consider they would not have a harmful effect on the setting of the listed building. The site also lies within Lilley Conservation Area and the extension and other alterations would be visible from the site frontage. There is not a strong building line here and the distance of buildings to the street does vary considerably. The proposed work has been designed to reflect that of the existing garage and the extension would play a subservient role to the host building. I, therefore, consider the proposed development would preserve the character of Lilley Conservation Area.

4.3.6 There is only one immediate neighbouring dwelling and that is Lilley House. The garage is currently 40 metres away and as such I consider the extension and other work would not have a significant effect on the living conditions of that property.

4.4 **Conclusion**

4.4.1 There are no sustainable planning objections to raise to the proposal and permission should be granted.

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. The residential annexe hereby permitted to be extended, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 55 West Street, Lilley.

   Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

4. Details and/or samples of materials to be used on all external elevations, including doors and windows 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. 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: 19 June 2018	