

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02514/FPH	Single storey rear extension. Alterations to fenestration to existing detached garage to include insertion of rear Juliet balconies to facilitate conversion of garage into gym/study.	12 Bowlers End Hitchin Hertfordshire SG5 2EA

Submitted Plan Nos

654.001A 002 005 003 004 PL.001A PL.002 PL.003A

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN9	Promoting sustainable transport
SP5	Countryside and Green Belt
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

- 2.1 24/02515/LDCP - Installation of hardstanding (ground guard) to north side of dwelling to provide two additional car parking spaces – Approved 11/12/24.
- 2.2 24/01924/FPH - Single storey rear extension. Alterations to existing detached garage fenestration including insertion of rear juliet balcony's following removal of existing

garage doors to facilitate conversion of garage to gym/study. Alterations to existing side garden to provide two parking spaces – Refused 15/10/24 for:

1. The proposed parking area of the development by reason of its type, size and visual impacts would be inappropriate development in the Green Belt by definition and would cause further harm through loss of openness. The proposal does not comply with Policy SP5 of the Local Plan and Section 13 of the NPPF.
2. The proposed garage conversion by reason of its design would be detrimental to the character and appearance of the site and locality. The proposal does not comply with Policy D1 of the Local Plan and Section 12 of the NPPF.

2.3 21/02294/FPH - Insertion of rear dormer window to garage roof slope to facilitate office space at first floor level – Approved 30/09/21.

2.4 19/02592/FPH - Single storey rear extension, insertion of three front rooflights to existing roof slope, insertion of rear dormer window with Juliet balcony to facilitate conversion of loft into habitable accommodation and change of existing gable end cladding finish to match dormer – Approved 03/02/20.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached two storey dwelling with a pitched roof, with a separate detached double garage. Rear party boundaries are comprised of 1.8m high fences and walls. The site is in a relatively new residential development comprised predominantly of detached and semi-detached dwellings. The site is in the Green Belt.

4.2 **Proposal**

4.2.1 The proposal is for a single storey rear extension with a flat roof, the conversion of the ground floor of the detached double garage to a gym with new rear openings, and new Juliet balconies to a rear dormer on the garage.

4.3 **Key Issues**

4.3.1 The key material considerations are whether the principle is acceptable, design, impacts on neighbour amenity, and parking.

Principle of Development

4.3.2 The site is in the Green Belt in the adopted Local Plan. Whether developments in the Green Belt are acceptable in principle will depend on whether they comply with the NPPF and Policy SP5 of the Local Plan, and if there are any other material considerations relevant.

4.3.3 The NPPF in paragraphs 154 and 155 sets out what development is not inappropriate in the Green Belt, with the relevant parts of those paragraphs stating:

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

- 4.3.4 There are two elements of the application – the conversion and alterations to the detached garage, and the rear extension to the dwelling.
- 4.3.5 Starting with the proposed garage conversion including new openings and Juliet balconies, this would not enlarge the building, and the proposed gym use would be incidental to the host dwelling, therefore this would fall under 154 c) as being alterations that would not enlarge the building, and would not be inappropriate development.
- 4.3.6 The proposed rear extension would enlarge the main dwelling. The dwelling is not original, having been enlarged by a single storey rear extension and rear dormer by planning permission 19/02592/FPH. These enlargements were small, increasing the floor space of the original building by approx. 18%. The proposed rear extension would increase this to approx. 28%. The overall cumulative increase to the size of the building is not considered significant, and the proposed rear extension is not considered inappropriate development in the Green Belt.
- 4.3.7 The proposed works are not considered inappropriate in the Green Belt, and are acceptable in principle. The proposal complies with Policy SP5 of the Local Plan and Section 13 of the NPPF.

Design

- 4.3.8 The proposed rear extension would be a small addition to the dwelling and would appear as a continuation of the extension built following permission 19/02592/FPH. This extension is considered in keeping with the character and appearance of the dwelling. The extension would have limited and acceptable impacts on the street scene as it will be small with a flat roof, set away from the boundary of the site with the street, and substantially obscured. The rear extension would also match that submitted with refused application 24/01924/FPH, which did not raise design objections to it. The rear extension is considered to be of an acceptable design.
- 4.3.9 Recently refused planning application 24/01924/FPH included a reason for refusal relating to the design of the garage conversion, primarily due to the proposed alterations to its front elevation and loss of the garage doors.
- 4.3.10 This new re-submitted application now proposes to retain the garage doors, and is considered to have overcome that reason for refusal. The new ground floor rear openings of the garage are similar to those submitted for 24/01924/FPH which were considered acceptable then, and remain acceptable.
- 4.3.11 The proposed new Juliet balconies to the rear of the garage building dormer would use existing openings, are considered to be of a size and design appropriate to the dormer and the garage building, and will not affect the street scene due to their rear location. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.12 The proposed rear extension will be located adjacent to part of the side wall of closest dwelling No. 14 which does not contain any openings, and will be behind its rear elevation, therefore this extension will not harm amenity.
- 4.3.13 The garage to be converted is near only one dwelling, No. 10 to the north. The proposed elevational changes are to the rear, which don't face No. 10 and will not affect its amenity. The proposed use is a gym, which as it would be incidental to No. 12 in a building detached from No. 10, is not considered harmful. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.14 The proposal will result in the loss of a double garage. The site will have one whole parking space in front of the garage, which would be one space under current minimum parking standards for a dwelling with two or more bedrooms to have at least two parking spaces.
- 4.3.15 The existing garage could however be converted internally under permitted development, which would also result in the loss of its parking. There is an area of hardstanding in front of and to the south of the southern garage door that could be used for parking, albeit a car may overhang into the turning area of the private road, but this would not be considered to harmfully affect its operations.
- 4.3.16 It's also considered that the applicant intends to provide new parking within the site under 24/02515/LDCP, which would restore full parking provision to at least two spaces. Parking is considered acceptable. The proposal complies with Policy T2 of the Local Plan, and Section 9 of the NPPF.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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:

1. 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 January 2025	