DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00222/FPH	Single storey front infill extension.	7-8 Meeting House Lane Baldock Hertfordshire SG7 5BP

Submitted Plan Nos

001; 002

1.0 Policies

LP28	House Extensions

LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 Site History

2.1 Planning permission **granted** 04.11.2011 for the change of use of existing offices (Use Class B1) to a three bedroom dwelling with 2 associated car parking spaces. Ref: 11/02156/1. This application removed permitted development rights.

2.2 Permission granted under reference 11/02917/1 for a single storey detached garage. This application attracted four local objections due to the impact on the appearance of the area and conservation area. One neutral letter was received expressing concern at the appearance of the proposed garage door.

3.0 Representations

3.1 Local Residents / Site Publicity Notice - Note that the site was first given publicity with an incorrect description stating that the addition was to the rear. This was duly corrected, a new site notice posted and neighbours were re-notified. No comments received.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 7 & 8 Meeting House Lane is a building which has been converted to a single three bedroom dwelling. The property has a residential appearance and was previously used as offices. In front of the property there is a detached single garage with a small courtyard area separating the buildings.

Immediately in front and to the south east of the building is an existing barn which forms part of the Silverton Mews site. The garage is within the conservation area with the boundary running along the front of the dwelling which lies outside.

4.2 **Proposal**

4.2.1 The single storey front extension would infill the courtyard area to join the garage to the dwelling and would measure 3.5 metres in depth, 3.7 metres in width, with a pitched roof. Materials are proposed to match the existing dwelling for brickwork and roof tiles.

4.3 **Key Issues**

4.3.1 The key issues are the size and design and the impact upon the living conditions of neighbouring property.

4.3.2 Size and design

The size of the infill extension proposed is sympathetic to the form and proportions of the host property in my view and would be
Wider and 400mm higher than the garage. This would read against the main front elevation of the dwelling. With materials proposed to match the existing, the addition would appear in keeping with the main dwelling.

4.3.3 Impact upon neighbouring property

This addition presents no issues with any overlooking of adjacent property, dominance, loss of privacy, loss of light, or over development in my opinion. The extension is of a modest scale and would therefore be no adverse impact incurred for the residential amenity of any neighbouring property in my opinion. The addition would be visible in the street scene but this would be limited to some extent by the configuration of the property and garage on the plot. No representations of objection have been received.

4.3.4 Impact upon Conservation Area

Issues were raised by the local residents in respect of the garage when it was considered in 2011. As the proposed extension is to the rear of this structure and within the conservation area I have considered the impact of the development on the character and appearance of the conservation area.

In my view the design and appearance of the proposed extension is of sufficient quality and some care has been taken to design an addition that sits well on the site and reflects the appearance of the existing structure. The use of brick with no timber boarding would be acceptable given the single storey nature of the development. Roof materials to match the existing house would, in my opinion, result in a building whose appearance is appropriate in this part of the conservation area. Whilst the application site is part of the historic Baldock Conservation Area, this part of Meeting House Lane is characterised by a range of older and much more modern building styles, of which this addition would become part.

With regard to the adjacent barn at Silverton Mews, it is noted that this barn is a Building of Local Interest and forms part of a complex of barns that were previously part of a Maltings to the rear of 42 Church Street. This range of barns has historic

value in terms of its previous use and its internal plan form as well as its relationship to the principal listed building at 42 Church Street. It is also true to say that the way in which the barns line one side of Meeting House Lane is a pleasant feature of this part of the conservation area.

At the moment, the area for the proposal is a small courtyard associated with 7&8 Meeting House Lane. It is my view that the addition would be acceptable as it is single storey and the barn to the rear would still be quite clearly visible in the street scene. Overall I do not consider that this would be harmful to the character or appearance of the conservation area.

4.4 **Conclusion**

4.4.1 I do not consider there to be any grounds to withhold planning permission for this addition, which is acceptable in design, size and materials, and would have no adverse effect upon the amenities of the neighbouring properties, or the visual amenity of the locality.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth

Determining Officer	Herts SG6 3JF
Date: 19 March 2018	