

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00019/FPH	Single storey rear extension including attached storage area following demolition of existing outbuilding	12 Silver Street Ashwell Hertfordshire SG7 5QJ
<u>Submitted Plan Nos</u>		
MB-2429-PL110 MB-2429-PL101 MB-2429-PL001 MB-2429-PL150 MB-2429-PL201 MB-2429-PL210 MB-2429-PL250 MB-2429-PL110 A MB-2429-PL210 A		

1.0 **Policies**

HE1	Designated heritage assets
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D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 01/00072/1HH - Detached storage building – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation –**

3.1.1 1x Objection:

- Concern regarding access and potential obstructions to this access during the construction phase.
- Concern regarding ability for emergency services to access nearby dwellings during construction phase.
- Potential harm to neighbour amenities from noise & vibrations during construction phase.
- Prospective impacts to sewage pump attached to party wall.
- Insufficient space for development to be carried out without damage to neighbouring dwellings.

1x Representation:

- Requests assurance of access from neighbouring side of party wall.

1x Support.

3.2 **Parish Council** – No objection.

3.3 **Archaeology** – No comments to make.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 12 comprises an end of terrace two storey dwelling on Silver Court, off Silver Street, Ashwell. The site is within the Ashwell Conservation Area but is not listed.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension including an attached store following the demolition of an existing outbuilding.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance and Impacts to Conservation Area:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The siting of the proposed development is to the rear elevation of the dwelling, and would be visible within the courtyard created by Silver Court. The site is within the Conservation Area, and given the public vantage points within the courtyard for the site of the development, is considered to make some contributions to the local conservation area. The proposal would be single storey in height, but would be stepped down to the rear. It would feature a large cat slide roof with rooflights and a bi-fold door to the side elevation. Materials of construction are proposed to be black feather edge boards, facing

brickwork to match the dwelling, and recycled slate tiles to match the existing building. The single storey height of the building is considered to result in a visually and physically subservient addition to the dwelling. Given the use of complementary materials of construction and built form, I do not consider that the addition would appear as incongruous or out of place. It is noted that the site is relatively constrained, however, the proposal would not substantially enlarge the footprint of the dwelling, and would retain some of the open space within the garden area that this dwelling benefits from. Therefore, the scale of enlargements are considered to be acceptable and would not result in the overdevelopment of this plot and surrounding area. Due to the above considerations, the development is not considered to occasion harm to the setting and significance of the conservation area.

- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1, D2 and HE1 of the Local Plan and the core principles set out within Sections 12 and 16 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The proposed extension would be single storey in height, but with land levels that drop down to the rear, towards No. 10. At its closest, the extension would be single storey in height and would not be significantly taller than the boundary wall adjacent to No. 10. The cat slide roof would occasion some modest visual dominance, however, this would be set against the existing building, and would therefore not result in unacceptable impacts for neighbours. Light loss is unlikely to be significant due to the development not projecting significantly above and beyond existing boundary walls. Outlook from the extension would be at ground floor level, and would therefore be within the garden space serving No. 12. Privacy loss is not considered to be objectionable for this reason. It is noted that concern is raised regarding potential harm during the construction phase, from vibrations and by maintaining access for neighbouring properties across the shared courtyard. These are acknowledged, however, they are considered to be an eventuality of construction and would comprise a civil matter to be agreed between the applicant and neighbours to ensure access is maintained given the private governance of this space. Matters pertaining to boundary wall agreements and mitigating harm to these party boundaries comprise a civil matter and are therefore not given weight in the consideration of this application.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would not result in a net loss of parking space for the dwelling and would not increase the need for parking space, and is therefore not considered to harm parking levels nearby.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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.

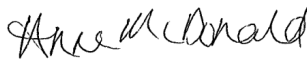
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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.

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 (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: 25 February 2025	