DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00987/FPH	Single storey rear extension and conversion of existing double garage into habitable space including removal of garage door and insertion of two windows. Mono-pitch roof over existing porch and replacement windows and front door. Rendering of existing external brick walls.	28 Beech Way Blackmore End St Albans Hertfordshire AL4 8LY

Submitted Plan Nos

P01 P02 P03 E01 E02 E03

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 6 – Rural Area beyond the Green Belt
Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Chapter 7 – Requiring good Design

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions
T2 – Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 10/00183/1HH - Single storey side and rear extensions – Granted Conditional Permission on 26/03/2010.

2.2 85/00469/1 - Two storey front extension, entrance porch and dormer window – 16/05/1985.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: N/A Expiry Date: N/A

3.2 **Press Notice:**

Start Date: N/A Expiry Date: N/A

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 27, 29 Beech Way and No. 3, 5, 7 Lime Avenue were notified on 20/04/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Kimpton Parish Council – No objection.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 No. 28 is a two storey detached dwelling situated on Beech Way within a predominately residential area of Blackmore End. The property features a brick finish with uPVC fenestration. Additionally the site benefits from off-street car parking with space for approximately three cars.

4.2 Proposal

4.2.1 Planning permission is sought for the erection of a single storey rear extension that would measure 4m in depth and the width of the existing dwelling. Permission is also sought for the conversion of the garage into habitable space and a mono-pitched roof over the existing porch. Additionally, permission is sought for replacements windows and front door and rendering of all external walls.

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.

Design and Appearance:

4.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 7 - Requiring good design). In this regard, Policy 28 and 57 of the Local Plan is consistent with the NPPF.

4.3.3 The application site occupies a medium sized plot set back off the public highway. The property features an existing front projecting outrigger and porch. The development would be sited predominately to the rear of the application site. The proposed garage conversion and pitched roof to front porch would be in keeping with the character and appearance of the application site and make use of appropriate materials.

4.3.4 The proposed single storey rear extension would be well screened from view of the area given the developments siting to the rear of the property. Whilst large, the extension would remain subservient to the appearance of the host dwelling and therefore not result in a detrimental impact upon the character of the property within the locality.

4.3.5 Given the above, it is considered that the proposed development would not result in an unacceptable impact upon the character and appearance of the host property and would therefore be compliant with Policy 28 and 57 of the District Local Plan and the core principles set out within the National Planning Policy Framework.

Impact on Neighbouring Properties:

4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy 28 of the Local Plan.

4.3.7 The application site is neighboured by No. 29 Beech Way to the east, 27 Beech Way to the west and No. 4 and 5 Lime Avenue to the rear. It is considered that the proposed development would result in no detrimental impact upon the amenities of the neighbours along Lime Avenue and No. 27 Beech Way given the built relationship between the properties.

4.3.8 No. 29 Beech Way features no existing extension to the rear. The proposed rear extension would feature a flat roof and project 4m away from the party boundary. It is considered that the development would not result in any unacceptable impact upon the light, privacy or amenity to the occupiers of No. 29 Beech Way.

4.3.9 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.10 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

4.4 **Conclusion**

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

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 (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: 4 June 2018	