

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01545/FPH	Installation of electric garage doors to existing carport. (Development already carried out).	Wickford House 14 Garden Fields Offley Hitchin Hertfordshire SG5 3DF

Submitted Plan Nos

01

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Planning History**

2.1 None.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – Response received from 12 Garden Fields, in support of the application.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is an end of terrace property located on Garden Fields, Offley. The property benefits from a detached double carport at the rear of the garden. The site is within the Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the installation of electric garage doors to existing carport. The development has already been carried out without planning permission.

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions, outbuildings and other alterations will be granted if the proposal is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The pre-existing open double car port is of timber construction with timber cladding to the walls and plain tiles roof. The applicant has installed a pair of electric roller shutter doors onto the car port, finished in a dark grey. The doors are set within the timber frame of the carport.
- 4.3.4 It is considered that the development carried out at the site is acceptable in planning terms. Had this application been submitted prior to the commencement of development, no objections would have been raised in design terms. The doors are of high-quality external appearance and are sympathetic to the car port building and the wider locality.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Heritage Assets

- 4.3.6 The site is within the Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers, in conservation areas "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*".
- 4.3.7 As such, it is considered that owing to the high quality, sympathetic appearance of the garage doors relative to the existing car port and relatively modest nature of the scheme, the development will not result in any level of harm to the special character or appearance of the Conservation Area. This is in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.8 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.9 The applicant has stated that the garage doors were installed because there have been issues with security and members of the public have been using the carport for cover without permission. It is considered that the garage doors are an appropriate solution to stop this issue from occurring in perpetuity.
- 4.3.10 In any case, given the nature and scale of the scheme, the development is not considered to result in any materially adverse harm to the reasonable living conditions and well-being of neighbours, with respect to overbearingness, loss of privacy, loss of outlook and loss of daylight/sunlight. This is in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.11 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure)

(England) Order 2015 due to it falling under the scope of the 'de minimis' exemption as this is a householder application.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms in accordance with the relevant local and national planning policies.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED**.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 August 2024	

