DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00627/FP	Conversion of first and second floor accommodation from one 5-bed flat over two floors to two separate 2-bed flats and replacement front and rear windows.	19A Hermitage Road Hitchin Hertfordshire SG5 1BT

Submitted Plan Nos

1808-002 1808-001

1.0 Policies

LP26 Housing Proposals

LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
SECT6	Delivering Wide Choice High Quality Home
SECT7	Requiring Good Design

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Site Notice/ Adjoining occupiers:** No replies received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Three storey terrace sited on the north side of Hermitage Road. Existing 5 bed flat.

4.2 **Proposal**

4.2.1 Conversion of 5 bed flat to two 2 bed flats and replacement glazing.

4.3 **Key Issues**

4.3.1 The proposal is to create two flats from one and therefore there is no material change of use involved with this application but a slight intensification in use as a result of two units rather than one. The proposal does make more efficient use of the floorspace and contributes another dwelling to the housing stock so is in accordance with NPPF advice for development to boost the supply of housing. There would be no material impact oin neighbouring properties given that there is no change of use. Parking is available at the rear of the premises on private land accessed from Whinbush Road however the site is within a very accessible location where dedicated parking would not be essential for these small flats. No amenity space is available however the site is

close to Windmill Hill open space and the gardens around St. Mary's Church and therefore there is acces to outdoor space for the residents.

The replacement windows appear to be in high quality glazing with no change to the overall appearance and design of the windows. I raise no objection to this element of the proposals.

4.4 **Conclusion**

4.4.1 It is considered that the proposed development is acceptable in land use terms and there would be no harm to the character and appearance of the area.

5.0 **Recommendation**

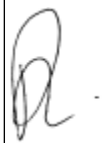
5.1 That planning permission be **GRANTED** subject to the following conditions:

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  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Date: 4 May 2018	