DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00480/FPH	Internal alterations, part loft conversion, insertion of two roof lights and construction of external stairs to access basement to main house (as amended by plans received 20 March 2018) and retrospective permission for existing garage block with ancillary accommodation in part ground floor and first floor over garage.	Manor Farm House Wymondley Road Willian Letchworth Garden City Hertfordshire SG6 2AH

Submitted Plan Nos

1989-01A; 1989-02A; 1989-03B; 1989-04A; 1989-05; 1989-06A; 1989-07; 1989-08; 1989-PL11A; 1989-PL10B; 1989-PL12B

1.0 Policies

LP30	Replace or Extension Dwellings Countrysi
LP2	Green Belt
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro
SECT9	Promoting Green Belt Land
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XSP5	Countryside and Green Belt

2.0 Site History

2.1 None

3.0 Representations

3.1 None.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 Manor Farm House is a detached property set at the end of a long driveway opposite Willian Pond. The property is within a large plot and benefits from a range of outbuildings to the rear and views across open grass land to the front. The site

is in the Willian Conservation Area and is also in the Green Belt..

4.2 **Proposal**

4.2.1 The application seeks permission for the following:-

- Internal alterations, part loft conversion, insertion of two roof lights.
- Construction of external stairs to access basement to main
- Retrospective permission for existing garage block with ancillary accommodation in part ground floor and first floor over garage.

See submitted plans.

4.3 **Key Issues**

4.3.1 The key issues here are whether the proposals would have any impact on the visual amenity of the area, Conservation Area, openness of the Green Belt or impact on the amenities of any nearby residential properties.

4.3.2 The proposed loft conversion and access steps to the cellar are acceptable in my view being of a relatively minor nature that would have little impact on the external appearance of the building. The proposals would be in keeping using matching materials to the existing dwelling and would not impact on the front elevation.

4.3.3 In terms of the impact upon the street scene, the property is located in a plot which is setback from the highway within its own grounds. There would be little impact on public amenity here, and certainly no negative impact upon the street scene or the character of the property.

4.3.4 The proposals would not impact on any nearby neighbouring properties, and would not result in the potential loss of residential amenity to any adjacent property.

4.3.5 The retrospective works applied for in this case are acceptable in my view. There are no adverse impacts upon neighbouring properties or in public views of the property. The agent has clarified this aspect as follows:-

The property was recently purchased and during the sale search the existing garage with ancillary accommodation did not show up as approved. This application seeks to formally approve the building and use. The building was erected over 10 years ago and this is clear from the deterioration of the materials. As it is over four years it has by nature gained permitted development rights.

I have no evidence to disagree with this summary.

4.3.6 The site is in the Green Belt and in a Conservation Area. Given the minor scale of the works proposed and the retrospective element I conclude that there would be no adverse impact to the character and appearance of the Conservation Area or on the openness of the Green Belt in this instance.

4.4 **Conclusion**

4.4.1 Having regard to all of the above matters I do not consider there to be any grounds to withhold planning permission as the loft conversion and new access stairs additions are acceptable in design, size and materials and would have no adverse effect on the amenity of any neighbouring property, or the visual amenity of the street scene, Conservation Area or openness of the Green Belt. In the absence of material planning reasons to the contrary my view is that planning permission should be granted.

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 April 2018	