DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01322/FPH	Erection of double car port	33 Gosmore Road Hitchin Hertfordshire SG4 9AT

Submitted Plan Nos
Location Plan A001 A002 A003

1.0 Policies

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

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 02/00477/1HH – First floor side extension - Granted Conditional Permission on 24/05/2002.

2.2 89/00510/1 – Two storey side extension – Granted Conditional Permission on 09/05/1989.

2.3 78/00063/1 – Erection of two single storey extensions at side and rear – Granted Conditional Permission on 14/02/1978.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 14/06/2018 Expiry Date: 05/07/2018

3.2 **Press Notice:**

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

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 31, 35 , Wildwood, Priory Fields, Gosmore Road and No. 20, 22 Newlands Lane were notified on 08/06/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

HCC Highways – ”*Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.*

COMMENTS / ANALYSIS: The application comprises of the erection of a car port to the front of the existing dwelling at 33 Gosmore Road, Hitchin. Gosmore Road is designated as a classified 'C' local access road subject to a speed limit of 30mph and is highway maintainable at public expense. The property itself is accessed via a private side road from Gosmore Road.

There is no new or altered vehicle access included as part of the application. The proposed car port is to be located within the confines of the existing driveway, which has sufficient space for parking and to enable vehicles to turn around and egress to the highway in forward gear. The provision of the car port would not have a detrimental impact on the provision of off-road parking, which is supported by recommendations as described in 'Manual For Streets', which states that "car ports are unlikely to be used for storage and should therefore should count towards parking provision" (Manual for Streets, 8.3.41).

HCC as Highway Authority has considered that the proposal is of a small scale development has no objections on highway grounds to the application."

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 33 is a two storey detached dwelling situated on Gosmore Road in Hitchin. The property features a brick finish with uPVC fenestration.

4.2 **Proposal**

4.2.1 Planning permission is sought for the construction of a carport that would measure approximately 8m wide, 5.5m in depth and 4.7m in height. The carport would feature a gabled roof form with an open front supported by oak posts.

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 proposed carport would be sited adjacent to the public highway and detached from the host dwelling. It is noted the existence of similar scale and design car ports within the locality. The proposed development would result in an appropriate structure within the plot of the application site. The design, materials and scale of the carport would be appropriate and of good quality.

4.3.4 Given the above, it is considered that the proposed development would not result in an unacceptable impact upon the character and appearance the host dwelling 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 Given the siting of the carport away from any nearby neighbouring dwellings, there would be no loss in light, privacy or amenity to the occupiers of neighbouring properties. The proposal is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.9 The carport would not result in any reduction in off-street car parking. HCC Highways have raised no highway concerns over the application. It is considered that no car parking or highways issues would arise as a result of 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.

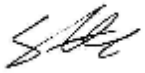
   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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:

3. Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 20 July 2018	