DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00716/FPH	2-bay car port attached to main dwelling	High Beeches Mill Lane Therfield Royston Hertfordshire SG8 9PR

Submitted Plan Nos

A01 A02 A03 A04

1.0 Policies

SECT7 Requiring Good Design

SECT12	Conserving and enhancing historic enviro
LP7	Selected Villages Beyond the Green Belt
LP28	House Extensions
LP57	Residential Guidelines and Standards
XHE1	Designated Heritage Assets
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XSP2	Settlement Hierarchy

2.0 **Site History**

2.1 **03/00462/1HH** First floor side extension, front entrance porch and alterations to existing vehicular access. GRANTED

2.2 **06/00356/1HH** Two storey rear extension following demolition of existing single storey rear extension GRANTED

3.0 **Representations**

3.1 Therfield Parish Council - Nothing received.

3.2 Response to Site Notice, Press Notice and Neighbour Notifications: Nothing received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site consists of a relatively large, modern, detached house sited off the southern side of Mill lane, Therfield. The dwelling is sites on a substantial plot within an attractive, edge of village, wooded location.

4.2 **Proposal**

4.2.1 Planning permission is sought for a 2 bay car port attached to the existing side elevation of the host property. The car port projects 6.9 metres from the side elevation and has a depth of 6.3 metres. A hipped roof design is proposed with an eaves height of 2.2 metres and a maximum height of 4.2 metres.

4.2.2 Materials include roof tile to match the existing host dwellinghouse and has an external appearance of natural timber weatherboarding.

4.3 **Key Issues**

4.3.1 The key issues can be summarised as follows:

- Design relative to existing dwelling
- Impact on character of the area and street scene and the Conservation Area
- Impact on living conditions of neighbouring dwellings,

4.3.2 The site location is within the Selected Village boundary of Therfield (Policy 28) and the Therfield Conservation Area. Therefore the proposal principally falls to be considered against policies 28 of the North Hertfordshire District Local Plan No. 2 - with Alterations. Section 12 of the NPPF seeks to ensure that development within conservation areas would preserve or enhance the character or appearance of the area, whereas Policy 28 must be applied to all proposals for extensions to dwellings. In essence the policy seeks a standard of design that relates well to the existing house and protection of amenities enjoyed by occupiers of neighbouring residential dwellings.

4.3.3 It is my opinion that the proposal would have a neutral impact on the character of the conservation area and would not therefore undermine the objectives the NPPF. The proposed car port is relatively modest in the context of the size of the dwelling and would be of a design, form and finish which would blend well with the existing dwelling.

4.3.4 In terms of amenity, the common boundary with a property known as 'Hawthorns' is closest to the position of the proposed car port. This boundary is defined by a 1.8m high close boarded fence with shrub planting on either side. Given the nature of the boundary treatment and the distance between the proposed car port and 'Hawthorns' I am satisfied that the proposed development would not impact on the amenities enjoyed by occupiers of this property.

4.4 **Conclusion**

4.4.1 The proposal represents an acceptable standard of design that would not undermine the need to preserve or enhance the character or appearance of the conservation area. Moreover, the proposal would not impact on the amenities enjoyed by occupiers of nearby residential properties.

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: 9 May 2018	