

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01402/FPH	Replace rear roof over existing garage and outbuilding and alterations to existing outbuilding to create utility room and detached garden store. Erection of front porch and side elevation garden gate.	16 Bradleys Corner Hitchin Hertfordshire SG4 0PR

Submitted Plan Nos

LD718-BR01A LD718-BR02 LD718-BR03 LD718-BR07 LD718-E01A LD718-E02 LD718-E03

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 Site History

2.1 None

3.0 Representations

3.1 Neighbour consultation and site notice displayed – no comments received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 No 16 is a semi detached property, set back from the road facing the cul de sac of Bradleys Corner. Surrounding properties have varied orientations facing towards the grassed open space, parking and cul de sac access. There is a degree of uniformity to the character and appearance of the neighbourhood.

4.1.2 The property is bounded to the east by no 14. To the west, the site is bounded by grassed open space with no 18 set back at the rear of the open space. Ground levels drop from east to west resulting in the application site sitting slightly higher than the open space and no 18.

4.2 Proposal

4.2.1 Consent is sought to “replace rear roof over existing garage and outbuilding and alterations to existing outbuilding to create utility room and detached garden store. Erection of front porch and side elevation garden gate.”

4.2.2 It is proposed that the materials will match the existing. The proposed porch will be upvc and tile.

4.3 Key Issues

4.3.1 The key issues for consideration are:

- ☐ The acceptability of the design of the development and its resultant impact on the character and appearance of the area.
- ☐ The impact that the development on the living conditions of neighbouring properties.
- ☐ The impact of the development on car parking provision in the area.
- ☐ The impact of the development on the environment.

Design and Appearance

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development.
- 4.3.3 Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.4 The proposed alterations to the existing garage and outbuilding are relatively modest in scale. The existing side wall will be partially replaced and then build up to create a new side wall to support the proposed roof over the outbuilding and garden store. The overall height of the roof from the apex of the garage will not alter. The height of the replacement garden store on the boundary with no 18 will not alter significantly. There will some increase in height along the length of the new sloping roof. There will be no change to the garage door at the front of the property.
- 4.3.5 The proposed alterations to the garage and outbuilding are acceptable in terms of design and appearance. The alterations are modest in scale and are only partially visible from the streetscene. The proposal is not significantly different to the existing situation. Although the increased wall will be visible from the area of open space and adjacent properties it is partially shielded by a tall hedge. The long rear roof slope differs to the front pitch of the garage roof but is unobjectionable.
- 4.3.6 The materials used will match the existing, encouraging the alterations to sit more sympathetically to the original building.
- 4.3.7 The proposed porch is not particularly visible from the street as it is obscured by the front boundary treatment. Although there is some uniformity to the character and appearance of the streetscene, dwelling so have porches in the wider area. Overall the proposed porch is acceptable in terms of design.

Impact on Neighbouring Properties

- 4.3.8 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers. This is consistent with the provisions within the National Planning Policy Framework.

4.3.9 The alterations to the garage and outbuilding do increase the height of the side elevation wall of the property in places. However, the increase in height closest to the boundary with no 18 is modest and would not result in any unacceptable harm to the amenity of the neighbouring occupiers in terms of overbearing bulk and mass. The situation will not differ significantly from the existing.

4.3.10 No harm will arise from the proposed porch.

Highways and Parking

4.3.11 The proposal will result in a reduction in size of the existing garage. However, the driveway can accommodate 2-3 cars off street. Further unrestricted parking is available on the road. The loss is acceptable.

Environmental Implications

4.3.12 The development is modest in scale and will not have had significant implications for the local environment in terms of carbon emissions. It is therefore generally in compliance with Section 14 of the National Planning Policy Framework and Local Plan Policy D1.

Biodiversity Net Gain

4.3.13 This development is not subject to the statutory Biodiversity Gain Plan condition because householder applications are exempt in respect of the biodiversity gain condition, under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).

4.4 Conclusion

4.4.1 The development is considered to comply with the policy requirements of the Local Plan and the National Planning Policy Framework. Grant conditional consent.

4.5 Alternative Options

4.5.1 None applicable.

4.6 Pre-Commencement Conditions

4.6.1 None applicable.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 August 2024	