

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00828/FPH	Erection of front timber car port	3 Mews Court Rear Of 22 Bancroft Hitchin Hertfordshire SG5 1JW

Submitted Plan Nos

Location Plan 02 03

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
HE1	Designated heritage assets

2.0 **Planning History**

None

3.0 **Representations**

3.1 Historic Environment – No comment to make

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Modern semi-detached house.

4.2 **The Proposal**

4.2.1 Consent is sought for the erection of a front timber car port. The car port will be sited to the front of the property and adjacent to the shared north boundary.

4.2.2 The car port will measure 5m by 5m and extend to a height of 2m. It will be enclosed on three sides, with the front elevation open to accommodate parking. It will be constructed treated softwood planed and stained with Sikken's Rubbol Satura Plus (greengrey).

4.3 **Key Issues**

4.3.1 The key issues for consideration include:

- ☐ the design, siting and appearance of the car port;
- ☐ impact on the amenity of neighbouring occupiers;
- ☐ highways, access and car parking;
- ☐ biodiversity net Gain.

Design, Siting and Appearance and impact on Conservation Area

- 4.3.2 The proposed car port will introduce a new built form close to the front of the house and will be visible from the public realm in relation to the Mews and not the wider public given it is set back from Bancroft. However, the design of the car port is acceptable, with a traditional appearance and natural looking materials
- 4.3.3 There is an existing carport and garage along this boundary facilitating other properties in the Mews. Therefore the siting is acceptable.
- 4.3.4 The proposed car port relates well to the site's local context and will not cause unacceptable harm to the public realm or the streetscene.
- 4.3.5 The proposed development is therefore considered to be in compliance with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Amenities

- 4.3.6 Local Plan policy D3 Protecting Living Conditions states that:

"Planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. Where.....the living conditions of an existing development would be affected by a proposed use, the Council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the Council is not satisfied that mitigation proposals would address the identified harm, development proposals will not be permitted."

- 4.3.7 Given the height and modest form of the car port and being sited along the existing brick wall, the proposal meets the requirements of Local Plan policy D3.

Highways, Access and Parking

- 4.3.8 Local Plan Policy T1 Assessment of transport matters states that planning permission will be granted provided that:

"a) Development would not lead to highway safety problems or cause unacceptable impacts upon the highway network".

- 4.3.9 The proposal will not alter the existing situation in terms of trip generation, access or parking. It therefore meets the requirements of Local Plan Policy T1.

Biodiversity Net Gain

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 Conclusion

- 4.4.1 Development of the site is acceptable in principle within the boundary of Hitchin. The proposed car port is acceptable in terms of siting design and appearance and will not cause harm to the character and appearance of the site or the streetscene or conservation area. It will not cause unacceptable harm to the amenity of neighbouring occupiers or alter the existing situation in terms of access and parking. The proposal meets the policy requirements of the Local Plan and the provisions of the NPPF and is acceptable.

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 n/a

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 May 2025	