

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02789/S73	Variation of condition 2 (revised plans) of planning permission 24/00361/FPH granted 10.04.2024 for Alterations to existing single storey rear extension roof and insertion of first floor side windows. Single storey detached 1-bed annexe ancillary to main dwelling following alterations of existing garage. Alterations to fenestration. (Development has commenced)	52 Balmoral Road Hitchin Hertfordshire SG5 1XQ

Submitted Plan Nos

178 23 100 A 178 23 101 178 23 102 B 178 23 103 B

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

2.0 **Site History**

2.1 24/00361/FPH: Alterations to existing single storey rear extension roof and insertion of first floor side windows. Single storey detached 1-bed annexe ancillary to main dwelling following alterations of existing garage. Alterations to fenestration.

Granted 10/04/2024.

3.0 **Representations**

3.1 Site Notice / Adjoining occupiers: No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Detached property located on the north side of Balmoral Road

4.2 **Proposal**

4.2.1 Variation of condition 2 (revised plans) of planning permission 24/00361/FPH granted 10.04.2024 for Alterations to existing single storey rear extension roof and insertion of first floor side windows. Single storey detached 1-bed annexe ancillary to main dwelling following alterations of existing garage. Alterations to fenestration. (Development has commenced).

4.3 **Key Issues**

4.3.1 **Design and appearance**

The proposal is to increase the depth of a replacement outbuilding to provide annex accommodation by approximately 800mm. The height would remain the same as approved.

The proposed alterations to the garage would involve a slight increase in depth (of approximately 800mm) and a new dual pitched roof. A very similar structure has been constructed at the adjacent property No. 53 being of the same design width and depth as that proposed at No. 52.

The new roof to the former garage is of a better more traditional design than the existing roof design and would be in keeping with the local context.

The proposed annex would be set within a fairly generous garden which extends for another 9 – 10 metres to the north. Given the very limited additional footprint and depth I consider that the garden of No. 52 can easily accommodate the proposed structure without negatively impacting on the remaining amenity space / garden.

- 4.3.2 Overall it is considered that the proposed works would be sympathetic to the existing property in terms of design, scale, proportions and window detailing consistent with the requirements of Policies D1 and D2 of the local plan.

4.3.3 Impact on neighbouring property

Given the very similar detached structure at the rear of No. 53 there would be no impact on the occupiers of No. 53 arising from the works to the garage to create the annex accommodation. There are no side windows in the detached building at No. 53. The proposed side facing windows on the main dwelling are both obscure glazed. The orientation of the proposed annex to the west of No. 53 also means that there would be very limited impact on light levels into No. 53's garden. The impact on No. 53 is therefore considered acceptable.

- 4.3.4 In terms of the impact on No. 51, the additional depth to the former garage and new

annex structure (over and above that granted under ref: 24/00361/FPH) is limited and the additional height is also limited as a result of the double pitch and low slate roof. There are no windows facing No. 51. In terms of orientation the proposed annex would be to the east of No. 51. There may be some limited loss of daylight and sunlight in winter months during the morning but given the limited additional height and depth over and above the existing structure I do not consider this limited impact will have any significant effect on No. 51's garden.

I consider that given that there is an existing garage structure along this boundary, the additional increase in depth will result in only a marginal increase in scale and bulk that would not result in a significant detrimental impact on the garden amenity enjoyed by the occupiers of No. 51.

- 4.3.5 The use of the garden building is a residential annex. It is a relatively small structure providing limited living accommodation that would be ancillary to the main dwelling. The condition restricting the use of the outbuilding as an annexe is re-attached to this permission.

- 4.3.6 Overall it is considered that the proposals will have an acceptable impact on the amenities of neighbouring occupiers consistent with Policy D3 of the Local Plan.

4.3.7 Car Parking

Although the garage would be lost at least two car parking spaces would remain within the curtilage of the property which would be sufficient in this accessible urban location.

4.3.8 Climate Change

- 4.3.9 The proposed development, by virtue of its limited scale together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with the criteria set out in Policy D1 'Sustainable Design' of the North Hertfordshire Local Plan 2011-2031 and Section 14 - 'Meeting the challenge of climate change, flooding and coastal change' of the NPPF 2024.

4.4 **Conclusion**

The proposal is acceptable in planning terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be 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.

2. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 52 Balmoral Road, Hitchin

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 January 2025	