**DELEGATED FILE NOTE**

**CASE OFFICER:** ...Sam Dicocco.....

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/01200/FP | Conversion of existing 5-bed dwelling into one 3-bed and one 2-bed dwellings including a single storey rear extension (as amended by plans and elevations received 11 July 2018). | 17 Pix Road<br>Letchworth Garden City<br>Hertfordshire<br>SG6 1PU |

**Submitted Plan Nos**

18.10/A.01 18.10/A.02 18.10/A.03 18.10/A.04 18.10/A.05

**1.0 Policies**

LP8 Development in Towns

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|---|---|
| LP26 | Housing Proposals |
| LP55 | Car Parking Standards |
| LP57 | Residential Guidelines and Standards |
| LP58 | Letchworth Garden City Design Principles |
| SECN12 | Achieving well-designed places |
| SECN11 | Making effective use of land |
| SECN16 | Conserve + enhance historic environment |
| XD1 | Sustainable Design |
| XD3 | Protecting Living Conditions |
| XHE1 | Designated Heritage Assets |
| XSP2 | Settlement Hierarchy |
| XT2 | Parking |

## 2.0 **Site History**

2.1 76/02016/1 - Erection of two storey rear extension – Conditional Permission 26/02/1980

2.2 79/02016/1 - Erection of two storey rear extension – Conditional Permission 11/12/1979

2.3 80/01539/1 - Single storey and first floor extension – Refused – 06/11/1980

2.4 80/01784/1 - Erection of single storey and first floor rear extensions – Conditional Permission – 12/12/1980

2.5 89/00502/1 - Single storey rear extension – Conditional Permission – 08/06/1989

2.6 89/01798/1 - Two storey side extension incorporating integral garage – Conditional Permission – 22/02/1990

2.7 15/03118/1 - Change of Use from a dwellinghouse (Class C3) to a dwellinghouse in Multiple Occupation (up to 9 tenants) (Amended plans received 27/01/16) – Refused – 02/02/2016

2.8 16/00439/1PUD - Change of use from residential dwelling (C3) to a House of Multiple Occupancy (C4) for up to 6 individuals – Granted – 14/04/2016

3.0 **Representations**

3.1 58 Pix Road – Vehicular traffic/parking and additional noise issues. The change to a small HMO is not guaranteed by reason of the Heritage Foundation. Landscaping is an improvement, however, could be achieved without the change of use and extension.

3.2 Comment from unknown address in Pix Road – Landscape reinstatement welcome but extension would limit additional soft landscaping. New dwelling should have vehicular access from the existing access to the rear of the property.

3.2 Hertfordshire County Council as Highways Authority – No objection subject to conditions

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within Letchworth Garden City as a settlement as well as a Conservation Area. The site contains a two storey dwelling which has previously been extended to the side and rear. The dwelling hosts pitched roofs with gable ends at first floor level. The single storey rear extension hosts a lean-to roof. The dwelling also benefits from a front porch with pitched gable fronted roof.

4.1.2 Pix Road is a narrow street which connects Ridge Road and Broughton Hill. The dwellings are consistently two storey in character. The street contains series of terraced two storey dwellings hosting a mixed palette of materials, with each terrace giving some uniformity within each terrace. The street contains good vegetative front and side boundaries were facing a street.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a single storey rear extension as well as the change of use of the dwelling to form a new dwelling. The rear extension would reflect the existing single storey rear addition. The proposal would also see the installation of soft landscaping to the side and rear of the resultant dwellings, as well as the removal of an existing single storey outbuilding.

4.3 **Key Issues**

4.3.1 Policy 8 of the Saved Local Plan promoted development for the needs of the district within settlements such as Letchworth. This is subject to meeting the aims of other relevant policies.

4.3.2 Policy 26 guides to permit housing proposals involving conversions or changes of use, if acceptable for that building and in land use and environmental terms.

4.3.3 Policy 55 suggests that the car parking requirement for a 3 bedroom general housing dwelling is 2 car parking spaces, and that the parking requirement for a 2 bedroom general housing dwelling is 1.75 spaces. This has been amended slightly by the Car Parking for New Development SPD which suggests any 2+ bedroom house should be capable of accommodating 2 parking spaces.

4.3.4 Policy 57 contains 12 guidelines for new residential development, most pertinent to this case are; Guideline 1 – Site and Surroundings; Guideline 5 – Floorspace; Guideline 8 – Play and Amenity Space; and Guideline 11 – Car Parking and Garaging.

4.3.5 Policy 58 outlines Letchworth Garden City Design Principles, and expects all development proposals to take account of these principles. Whilst Pix Road isn't explicitly noted in the brief breakdown of the principles, it is considered that group design and landscaping are of particular note in relation to the proposed development.

4.3.6 The 2011-2031 Local Plan Proposed Submission is currently in a moderately advanced stage of examination, however, it is not considered in this case that the relevant planning policy considerations would be greatly altered.

4.3.7 The site lies within the settlement of Letchworth Garden City, which is considered by the Saved Local Plan a sustainable area which should accommodate the majority of the districts development needs.

4.3.9 In regards to Guideline 1 of Policy 57 of Saved Plan, as well as Policy 58 of the Saved Plan and Sections 7 and 12 of the NPPF, it is considered that the proposed change of use and associated building operations would not harm the contribution of the site to the significance of the Conservation Area and the character of the sites surroundings.

4.3.10 The proposal, as amended, would preserve the contribution of the site to the significance of the Conservation Area. In regards to physical alterations to the property, the proposed change of use would see the installation of an entrance door and two windows to the side elevation, a single storey rear extension and two new windows within the first floor rear elevation of the proposed dwelling. These physical alterations would not harm the significance of the Conservation Area, and the proposed mitigation of soft landscaping within the site would be a benefit to the contribution of the site to the wider heritage asset.

4.3.11 The proposed front boundary treatment splitting the parking areas to the front of the premises is indicated as hedging with the possibility of a fence or similar boundary treatment. This has been amended in line with the request from Hertfordshire County

Council as Highways Authority to have two separate dropped kerbs. It is considered that a protruding physical front boundary separation would impinge upon the group design of the terrace. Notwithstanding this, the potential harm could be overcome by way of condition. The condition could require the submission of hard landscaping details to the front of the property, specifying that the boundary to the front be delineated without rising above ground level (a ground level soft landscaping separation of hard-surfacing is recommended), as well as a further condition removing permitted development rights for the erection of boundary treatments. These details could be expressed in a wider landscaping condition whereby further details of the proposed soft and hard landscaping must be submitted prior to commencement of the development.

4.3.12 The proposed development would have sufficient space and size to meet the reasonable requirements of the expected occupants, and meets the requirements of the 'Technical housing standards – nationally described space standard'. Following the demolition of the existing outbuilding, it is considered that the private amenity space for both proposed dwellings would relate to the needs of future residents. No outdoor storage has been indicated in the proposed plans, and it is considered that outbuildings would be required by future occupants for the storage of ancillary residential paraphernalia including landscaping equipment. It is considered that this can be rectified through the use of planning condition. Furthermore, in order to ensure preservation of a sufficient amount of private amenity space, it is considered that a condition to remove permitted development rights for outbuildings in the rear gardens of the properties would meet the tests of conditions laid out within the NPPF.

4.3.13 Whilst outdoor bin stores are not promoted, in this case, it is considered that this solution would not harm the character of the sites surroundings or the significance of the site to the Conservation Area. Details of the bin stores, including materials, height and design details, would be required to be submitted to and approved in writing by the Local Planning Authority and thereby implemented prior to the occupation of the new dwelling.

4.3.14 Hertfordshire County Council as Highways Authority have been consulted on the details as amended and hold no objection to the proposed development in regards to highway safety subject to conditions. The proposed development would provide two on site parking spaces for each resultant dwelling, in accordance with the requirement for new dwellings as laid out in policy 55 of the Saved Local Plan and the Vehicle Parking at New Development SPD. It is not considered that this level of parking provision would alter the contribution of the site to the character of the surrounding area.

4.3.14 I note the objection and comment made by occupiers of other premises on Pix Road. Hertfordshire County Council as Highways Authority have been consulted on the details as amended and hold no objection to the proposed development in regards to highway safety and as such, it is considered that the additional dwelling would not have a unacceptable highway impact. The consideration above has been made on the acceptability of the proposed operational development and change of use, no fall-back position (such as a small HMO) has been considered to justify this proposal. Whilst it is agreed that the landscaping works could be done independently of the proposed development, it is a benefit which can be secured through permission and should thereby be given weight in favour of the grant of the permission. Consideration has been given to the possibility of car parking for the new dwelling in the rear garden, however, this has been ruled out to ensure an acceptable amount of private amenity space is afforded to future occupiers of the proposed new dwelling.

4.4 **Conclusion**

4.4.1 The proposed development would maximise the use of the site whilst maintaining the character of the sites surroundings, the contribution of the site to the significance of the Conservation Area, preserve the living conditions of the occupiers of adjoining premises and provide sufficient on-site parking commensurate to the size and use of the buildings within the resultant plots. As such, and subject to conditions, the proposed development accords with the policy provisions of the development plan.

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.

3. The development hereby approved shall not be commenced until further landscape details are submitted to and approved in writing by the Local Planning Authority. The further landscaping details required by way of this condition shall include:

   a) which, if any, of the existing vegetation is to be removed and which is to be retained;

   b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting;

   c) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed (please note that no above ground front boundary treatment is recommended).

   The details approved by way of this condition shall thereby be implemented prior to occupation of the proposed dwelling, or in the first planting season following occupation of the additional dwelling. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

   Reason:To ensure that the proposed landscaping works are of a good quality, maintaining the character of the sites surroundings and enhancing the contribution of the site to the significance of the site to the significance of the Conservation Area.

4. Prior to the occupation of the additional dwelling hereby approved, elevational and site plan details of the location and appearance of proposed bin stores and outdoor shed storage for both the existing and additional dwelling shall be submitted to and approved in writing by the Local Planning Authority. The details approved by way of this condition shall be implemented prior to the occupation of the additional dwelling hereby approved, and shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

   Reason: To preserve the character of the site, the sites surroundings and the contribution of the site to the significance of the Conservation Area.

5. Prior to the first occupation of the development hereby permitted the vehicular access (indicated for improvement on drawing number 18.10.A.03) shall be completed in accordance with the Hertfordshire County Council residential access construction specification. Prior to use arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

   Reason: In the interest of highway safety and traffic movement.

6. Prior to the first occupation of the development hereby permitted, the existing access shall be permanently closed, and the footway shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority, concurrently with the bringing into use of the new access.

   Reason: In the interests of highway safety and amenity

7. Prior to the first occupation of the development hereby permitted, a visibility splay measuring 2.4m x 7m shall be provided on the south-west corner of the site where it meets the highway and such splay shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

   Reason: In the interests of highway safety.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Class E of Part 1 and Class A of Part 2 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

   Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

**Proactive Statement**:
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.

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| Signed<br><br>Tom Rea<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 20 August 2018 | |