DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00341/FPH	Erection of garden store and greenhouse following demolition of existing summerhouse.	20 High Street Pirton Hitchin Hertfordshire SG5 3PT

Submitted Plan Nos

Loc Plan Site plan Greenhouse Garden store

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Chapter 7 – Requiring good Design
Chapter 12 – Conserving and enhancing the historic environment

1.3 **North Hertfordshire Draft Local Plan 2011-2031**

The Local Plan has now been submitted to the Secretary of State, following completion of the final public consultation exercises and having been agreed and approved by Full Council in April 2017. The policies of the Draft Local Plan therefore carry limited weight at this stage, however the policies are to be afforded increased weight and consideration at each stage of the process up until full adoption. The policies of relevance in this instance are as follows:

D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions
T2 – Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 18/00342/TCA – Apple – Fell – No objection dated 19/02/2018.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 08/03/2018 Expiry Date: 29/03/2018

3.2 **Press Notice:**

Start Date: 08/03/2018 Expiry Date: 29/03/2018

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 1-3 Crab Tree Lane and No. 26 High Street. No objections have been received.

3.4 **Parish Council / Statutory Consultees:**

Pirton Parish Council – No objections

Pirton NP Steering Group – No objections

NHDC Conservation Officer – No comments received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 20 is a Grade II Listed Building situated within the Pirton Conservation Area:

House. C17 or earlier. Timber frame, roughcast, with steep pitched thatch roof. A small 1 1/2-storeys house with N gable on roadside, facing E. A 2-cells plan with internal chimney rising in rear slope, and entrance now at S end of front, and into lean-to extension at N end with tiled roof. E front has 3 windows and 2 swept dormers at the eaves. 3-light flush casement windows. Plank door to N lean-to. 2 windows to rear with indication of stair to rear of chimney. Projecting timber in apex of N gable suggests that the roof may possibly be of cruck type.

4.2 **Proposal**

4.2.1 The proposed garden store would be sited on the rear boundary of the site and measure 1.9m wide, 1.4m in height and 750mm in depth.

4.2.2 The greenhouse would measure 2.3m wide, 2m in depth and 2.3m in height.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--the acceptability of the design of the proposed summerhouse and its resultant impact on the setting of the Grade II listed building;
--the impact the proposed summerhouse would have on the living conditions of the neighbouring properties.

Design, Appearance and Impact on the Conservation Area:

4.3.2 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Chapter 12 of the National Planning Policy Framework (NPPF) sets out guidance relating to conserving and enhancing the historic environment.

4.3.3 The proposed greenhouse and small garden store would be situated in the rear corner of the application sites garden, set away from the listed building. It is considered that the summerhouse would be modest in size resulting in an acceptable appearance. Furthermore, the summerhouse, given its shallow roof form and properties high boundary treatment, would be well screened from view of the surrounding area. The development is considered to not result in an unacceptable impact upon the setting of the Grade II Listed Building and would not result in a negative impact upon the surrounding area.

Impact on Neighbouring Properties:

4.3.4 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy 28 of the Local Plan.

4.3.5 The proposed greenhouse and store would be sited within the garden of the application site. Given the modest nature of the proposed building and its position of the greenhouse away from the neighbouring properties themselves it is not considered that the living conditions of any of the surrounding properties would be unacceptably affected. The development is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Trees:

4.3.6 The proposal includes the loss of one apple tree within the rear garden of the property. The tree is not protected by a Tree Preservation Order. It is not considered that the loss of this tree would result in an unacceptable impact upon the character of the Conservation Area.

Highways and Parking:

4.3.7 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of both the existing and emerging Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

5.0 **Recommendation**

5.1 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  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 April 2018	