DELEGATED FILE NOTE

CASE OFFICER: ...Heather Lai.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00945/FPH	Works to existing garage to facilitate conversion into habitable space and erection of new garage with front porch.	20 Saffron Hill Letchworth Garden City Hertfordshire SG6 4DB

Submitted Plan Nos

Front Elevation; Ext Ground Floor; Prp Ground Floor; Ext Left Elevation; Prp Left Elevation Ext Right Elevation; Prp Right Elevation; Rear Elevations Block Plan; Site Plan;

1.0 Policies

1. Policy

1.1. North Hertfordshire District Council Local Plan No. 2 with alterations

Policy 28 – Housing Extensions
Policy 55 – Car Parking Standards

1.2. National Planning Policy Framework

Section 7 – requiring good design

1.3. Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017)

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 September 2011

2. Site History

03/00726/1HH: Two storey rear extension and insertion of dormer windows and roof lights in roof space to create additional bedrooms and bathroom. Approved on 30.06.2003.

04/01773/1HH: Single storey rear extension and addition of pitched roof to existing garage and link to main house. Single storey side extension. Conversion of part of garage to living accommodation as a variation of condition 5 of planning permission 03/00726/1HH (Amended and amplified by plans received 21/12/04). Approved on 24/12/04

3. Representations

3.1. Local residents

No representations received

4. Planning Considerations

4.1. Site and Surroundings

The application site is a bungalow located on Saffron Hill near Letchworth Town Centre. It is adjacent no. 18 Saffron Hill to the east, and to the west borders on the rear of 79-83 Archers Hill. There are allotments to the rear of the property.

4.2. Proposal

The application seeks permission for side extensions to create a new porch extension and relocate the garage towards the front of the dwelling, and enlargements to facilitate the use of the existing garage as habitable accommodation. Internal reconfigurations will also be undertaken to facilitate the enlargement of the dwellinghouse.

4.3. Key Issues

The key issues for consideration are as follows:

- The acceptability of the design of the proposed extension and its resultant impact on the character and appearance of the area.
- The impact the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking in the area.

4.3.1. Design:

Policy 28 suggests that house extensions are generally acceptable providing they are *"...sympathetic to the existing house in height, form, proportions, window details and materials..."* and *"...pitched roofs are used where appropriate..."*
The application site has been extended previously, as detailed in the site history above. The erection of a single storey side extension to relocate the existing garage, and enlarge the habitable accommodation is considered to be subservient to the existing host dwelling and would be formed of similar materials. The proposed extension is to be finished in brick and render, with uPVC windows and a white garage door to match what is in situ.
The proposed extension would be visible from limited public and private views, and is considered to be acceptable in design terms in terms of its visual amenity and impact on the character of the area.

4.3.2. Amenity

To the east, the closest property is no. 18 Saffron Hill, however the works are to the west side of the property, with only the insertion of a door to the east side, in place of an existing window. Given there is an existing opening in situ, and that there is significant vegetation to the boundary of no. 20 it is considered there would not be a material loss of privacy due to the replacement of the existing window with a door.

To the west, the closest affected property to the application site is nos. 79-83 Archers Way, a two storey property in use as flats. The rear elevation of these flats are located at a distance of approximately 12m from the application site; up hill and to the west of the proposed extensions. There is an existing double garage between the application site and 79-83 Archers Way.
As such, it is considered the erection of a single storey side extension will not result in a material amenity impact to the properties to this elevation, namely loss of light, loss of privacy or sense of enclosure.

The side extensions will extend to the front, however they will not project forward of the existing building line and therefore will not impact the allotments to the rear.

The erection of a single storey side extension is acceptable in amenity terms.

4.3.3. Car Parking Standards:

As the existing single car garage is to be re-provided, and space for two cars to park to the front of the dwelling is to be retained, the proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.4. Conclusion

In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

5. 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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 June 2018	