

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02057/FPH	Change of use of existing detached garage/office to one self-contained 1-bed annexe ancillary to main dwelling. (Development already carried out).	1 Balmoral Road Hitchin Hertfordshire SG5 1XG

Submitted Plan Nos

Location Plan HM-24658-01 HM-24658-02

1.0 Policies

2.0 **Site History**

- 2.1 06/00173/1PUD: Rear dormer to facilitate Granted 24.04.06
16/01309/1HH: Detached garage and home office. Granted 19.07.16
16/02339/1HH: Insertion of dormer window in first floor Granted 24.10.16
18/02463/NMA: Relocation of detached garage and home office/study and changes to internal layout (as Non-Material Amendment to planning permission 16/01309/1HH granted 19/07/2016).Granted 05.10.2018

3.0 **Representations**

- 3.1 Adjoining occupiers: No responses received.
- 3.2 NHDC Environmental Health: 'No objections'

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

No. 1 is an end of terrace property which sits on the corner of Balmoral Road and Brampton Park Road. Although it fronts Brampton Park Road it is addressed as 1 Balmoral Road and the main entrance to the property is on what would normally be considered the flank elevation. The garden of the property is at the rear/side of the host property.

4.2 **Proposal**

- 4.2.1 Change of use of existing detached garage/office to one self-contained 1-bed annexe ancillary to main dwelling. (Development already carried out).

4.3 **Key Issues**

- 4.3.1 The key issues are impact on the character and appearance of the area, impact on adjacent residents and parking.
- 4.3.2 Impact on the character and appearance of the area

4.3.3 The residential annex building has been in place since 2019 and there are no external changes proposed to the building as part of its proposed residential annex use. The visual impact of the building is well established in the street scene. The continued residential use of the building in so far as it is ancillary to the main dwelling at No. 1 as a single family dwellinghouse, albeit as an annex, has no adverse impact on the character and appearance of the area in my opinion.

4.3.4 Impact on neighbouring properties

4.3.5 The building has an authorised use as ancillary residential accommodation and parking to the main dwelling under planning permission ref: 16/01309/1HH. This application seeks to formalise the use as ancillary accommodation but with use of the ground floor as additional living accommodation with parking in front and to the side of the building. Subject to the imposition of a residential annex condition it is considered that the use of the building for this purpose would sit comfortably alongside the surrounding residential uses. The windows at first floor on the dormer window facing east are already obscure glazed and as such secured by condition 3 of planning permission ref: 16/01309/1HH.

I consider the use of the building as a residential annex to No. 1 Balmoral Road does not result in conditions prejudicial to the residential amenity of adjacent dwellings and therefore would be consistent with the criteria set out in Policy D3 of the Local Plan ('Protecting Living Conditions').

4.3.6 Parking

4.3.7 The submitted plans show that two off-street parking spaces can still be achieved within the residential curtilage of No. 1 (to the side and front of the annex building). This would be in accordance with the Council's Parking SPD.

4.3.8 Biodiversity

This householder application is exempt from the need to provide biodiversity net gain under the legislation.

4.3.9 Climate change

The small scale of this development is such that it has no significant impact on local climate change.

4.4 **Conclusion**

The development 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 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 1 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.

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: 28 November 2024	