

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02229/FPH	Change of Use from Office to 1-bed ancillary annexe with attached garage.	34 Priory Close Royston Hertfordshire SG8 7DU

Submitted Plan Nos

ROY-CB-24-02 ROY-CB-24-03 ROY-CB-24-01

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SP1	Sustainable development in North Herts
T2	Parking
SP1	Sustainable development in North Herts

2.0 **Site History**

- 2.1 11/01952/1HH - Single storey rear extension following demolition of existing conservatory. Erection of side dormer window. Extension to south elevation of existing double garage and insertion of two velux window in roof to facilitate home office in roof space (as amended by plans received 23 August 2011).
- 2.2 11/02973/1HH - Single storey rear extension to detached garage to accommodate wc (as a variation of planning permission ref. 11/01952/1HH granted 30/09/11).

3.0 **Representations**

- 3.1 **Neighbour Consultation** – One neutral comment received.
- 3.2 **Royston Town Council** – No objection.

4.0 **Planning Considerations**

- 4.1 **Site and Surroundings**

- 4.1.1 The site comprises a detached two storey dwelling with a detached 1.5 storey garage building located to the side of the dwelling. The dwelling is access through a gated private road off Priory Close.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the conversion of an existing detached garage outbuilding into a detached self-contained annexe for a dependent relative.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

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

Principle of Development – Annex:

- 4.3.2 Policy HS6 of the Local Plan 2011-2031 is of relevance given that the proposal seeks the conversion of the garage into a self contained residential annexe. This policy sets out requirements for these forms of development. The policy describes that residential annexes will be permitted provided that:
- A genuine need for the accommodation is demonstrated;
 - The annex is subordinate to the main dwelling and designed in such a way that it can be easily (re-)incorporated into the main house if use as an annex ceases;
 - Any development would not exceed the size of extensions that would otherwise normally be acceptable;
 - The occupation of the accommodation is restricted by condition.
- 4.3.3 The application form indicates that the annexe is required to provide accommodation for relatives of the occupiers of No. 34. Given that the annexe would be within the converted garage space and is within the driveway area, I consider that it would be subordinate to the main house in scale terms. There are sufficient facilities for the occupiers to not be dependent on the main house, however, access would be shared off the existing driveway and there would be no dedicated garden or amenity space. The garage would require little adaptation and would retain garage space at ground floor level. A condition will be attached to restrict the occupancy of the annexe to fully meet the requirements of Policy HS6. A footnote to this policy also indicates that justification must be provided for a free-standing annexe whereby it is not

possible to adapt the main house for the accommodation. The applicant has advised that space within the house is required for accommodation of the existing family and therefore, there is insufficient space for adapting the main dwelling into the annexe. I consider that this is an acceptable justification for the freestanding annexe hereby proposed.

Design and Appearance:

- 4.3.4 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.5 The proposal would not alter the external appearance of the garage and therefore would not have an impact on the character and appearance of the area.
- 4.3.6 The proposed development is therefore considered to be in compliance with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Sections 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable in terms of their relationship with the main house.

Impact on Neighbouring Properties:

- 4.3.7 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.8 No new windows have been proposed. Whilst the conversion of the garage / office into residential would result in the intensification of the usage, the garage would not have any rear windows or side windows facing towards neighbouring dwellings. The existing side windows face towards the host dwelling, as such the impact is considered acceptable.
- 4.3.9 One neighbour representation was received regarding maintenance of the private road, this would be a civil matter and therefore not a material planning consideration.
- 4.3.10 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.11 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.12 The proposed development, by virtue of its limited scale in general terms 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 Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.13 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

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

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 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 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 34 Priory Close

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	