

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01316/FPH	Single storey rear and side extensions. Alterations to fenestration of main dwelling and existing garage to facilitate garage conversion into art studio.	30 Shillington Road Pirton Hitchin Hertfordshire SG5 3QL

Submitted Plan Nos

SHIL06-10-002 SHIL06-10-001 SHIL06-10-010- SHIL06-10-011 SHIL06-10-012- SHIL06-10-013 SHIL06-10-014 SHIL06-10-015 SHIL06-10-020- SHIL06-10-022 SHIL06-10-023 SHIL06-10-024 SHIL06-10-025- SHIL06-10-021 SHIL06-10-026 SHIL06-10-027-

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
HE4	Archaeology
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP13	Historic environment
SP2	Settlement Hierarchy and Spatial Distrib
SP6	Sustainable transport
SP9	Design and Sustainability

Pirton Neighbourhood Plan

Policies PNP 3, PNP 8, PNP 13

2.0 Relevant Site History

- 2.1 24/01088/FP - Erection of rear shed for agricultural purposes – Approved 11/07/24.
- 2.2 24/00609/LDCP - Erection of rear garden shed – Approved 24/04/24.
- 2.3 22/02484/FPH - Two storey extension to rear and both side elevations including first floor rear balcony and rear Juliette balcony and first floor front extension following demolition of existing detached garage – Approved 16/01/23.

3.0 Representations

- 3.1 **Parish Council** – This property already has planning permission, albeit for a slightly different development overall and one which is subject to conditions. This application is for a single storey rear extension, as opposed to a two storey rear extension; and to do work on the garage and fenestration to change the garage into an art studio, as opposed to demolishing the garage. Although we do not in principle object to this application, we make the following observations.

1. In particular, we expect the archaeology conditions attached to the current planning permission to be replicated in relation to this application, for the reasons you gave previously i.e. because it is in an archaeological alert area; next to a Scheduled Monument; and test pitting done on site reveals a high likelihood of remains on site. The previous applicants had a desk based assessment done on which the recommendations were based. We note that Historic England and the NHC Conservation Officer have not been consulted. The NHC Conservation Officer had a number of reservations, not leading to objection, regarding the previous application. We think it would be appropriate to bring this application to his attention, particularly given the planning approvals for garden and agricultural sheds which will take up a significant space around the house, and given his previous concerns to preserve the openness of the site at this point in Shillington Road.

2. Rooflights. Consideration should be given to the number of rooflights proposed - we count these as five at the rear and one at the front. There is a serious risk of light pollution in a rural dark skies area of Pirton, potentially to the detriment of the village amenity, and to wildlife such as moths and bats which are seriously affected by light from houses. Additionally, the Pirton Conservation Area Management Plan for Character Area 2 states on pages 41/42 "Dormer windows and rooflights are not common features and loft conversions are not commonplace."

3. Serious consideration should be given to the potential overcrowding of the site. The garden of No 30 has already been severely reduced by the removal of a substantial proportion of the garden for a future building plot. Whilst the internal size of the dwelling may have been reduced from the last application, the footprint may be equal or greater due to the retention of the garage. The previous application had the dwelling set back from the boundary of the adjoining building plot - this application retains the garage which is now right on the boundary and not set back. We also note that permission has recently been given for an outbuilding in the garden with a GIA of 20 square metres and for a garden shed.

This may be blurred by the fact that the plans do not distinguish between the garden of No 30 and the recently acquired agricultural land. As a result, third parties may be misled and assume (when considering the application) that the garden is larger than it actually is.

4. The application form says that there is no change to the car parking arrangements. This is not correct, as the garage will no longer be available for parking. The site plan does not indicate where cars will be parked. The existing planning permission was granted on the basis of there being 3 car parking spaces at the front of the house, bordering the boundary with the Scheduled Monument. What is the plan for car parking? The Conservation Officer commented on the previous application that:

"In my view, whilst a garage is no longer proposed towards the front of the site and close to the Schedule Monument, the location of the parking spaces could be handled better by placing these approximately where the existing garage is and perhaps within the gap between nos. 28 and 30."

With the garage retained, we assume that parking spaces will be to the front of the garage. Are they adequate and is there adequate space to turn vehicles? Where, exactly, will they be?

5. In short, bearing in mind the sensitive position of the site, we believe that the site may now be being developed in a manner which does not improve or enhance the Conservation Area.

6. Finally, we note from the previous application that the garage contains asbestos. We trust that, if granted, there will be appropriate conditions to deal with the problem.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey detached dwelling with a pitched roof. The site is in the NW of Pirton where it's on the edge of the settlement with the countryside, with this part of the locality having a rural and wooded character with a small number of dwellings nearby.

4.1.2 The site is in a Conservation Area. No. 28 Shillington Road to the east is a listed building. The west boundary of the site borders a Scheduled Monument. The southern 2/3 of the site is within the settlement boundary of Pirton, a Category A village in the Local Plan. The remaining northern 1/3 of the site is in the Rural Area Beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 The proposal is for a single storey side and rear extension to the dwelling with a pitched roof. The extension will join the dwelling to its detached garage. The garage is proposed to be converted to an art studio, with associated alterations to front and rear openings. The plans also show replacement openings to the main dwelling to light grey windows.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the principle is acceptable, design and heritage, impacts on neighbour amenity, and parking.

Principle

- 4.3.2 The north third of the site is in the Rural Area Beyond the Green Belt (RA). The dwelling and its proposed extension and alterations are however in the settlement boundary of Pirton, a Category A village under Local Plan Policy SP2 where extensions and alterations to dwellings are acceptable in principle. The proposal is considered acceptable in principle, and complies with Policy SP2 of the Local Plan.

Design and heritage

- 4.3.3 The site is adjacent to a Scheduled Monument to the west ('Moated site and associated enclosure at Rectory Farm', List Entry Number 1009451). The proposed development would be considered to have smaller impacts on its setting and significance than the extensions and alterations to the dwelling approved under previous planning permission 22/02484/FPH, which Historic England did not object to. It is not therefore considered that harm will be caused to the setting and significance of the Scheduled Monument.
- 4.3.4 The proposed extension would be a small addition to the dwelling, and is considered to be of an acceptable design that would be joined appropriately to its detached garage. The new and altered openings are considered in keeping with the character and appearance of the dwelling.
- 4.3.5 The extension would be largely to the rear and a small single storey addition, and is not considered harmful to the character and appearance of the street scene. The new and altered windows would be light grey compared to the existing white frames, which is not considered a significant difference in colour. Dwellings in this part of Shillington Road also have a variety of colours of windows, therefore it is not considered that the proposed new windows would appear out of character.
- 4.3.6 The site is in the Pirton Conservation Area, where S72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers in conservation areas "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". The proposed development would be considered to have lesser impacts on the CA than that approved under 22/02484/FPH due to its smaller size and scale and more limited visibility, and is not considered harmful to the significance of the CA. The setting and significance of the listed building to the east will also not be harmed. Archaeological recording conditions

are also recommended to be imposed on any permission granted, which would be consistent with 22/02484/FPH. The proposal complies with Policies D1, D2, HE1 and HE4 of the Local Plan, Sections 12 and 16 of the NPPF, and the Pirton Neighbourhood Plan.

Neighbour amenity

- 4.3.7 The extension and alterations will be small, set away from the closest dwellings, and will not result in harm to their habitable rooms and gardens. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.8 The proposal will result in the loss of a double garage and associated parking provision. The site will however retain parking provision for three cars, which complies with the Local Plan Policy T2 and the Neighbourhood Plan Policy PNP 13.

4.4 **Conclusion**

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

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 bricks and tiles of the approved extension shall be of a similar appearance to those of the existing dwelling.

Reason: In the interests of character and appearance. To comply with Policy D1 of the Local Plan.

4. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason: In the interests of archaeology. To comply with Policy HE4 of the Local Plan.

5. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 4.

Reason: In the interests of archaeology. To comply with Policy HE4 of the Local Plan.

6. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 4 and the provision made for analysis and publication where appropriate.

Reason: In the interests of archaeology. To comply with Policy HE4 of the Local Plan.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 August 2024	