DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01257/FPH	Side extension to existing garage to facilitate conversion to habitable accommodation ancillary to main dwelling and erection of 1.8m boundary fence	29 Kipling Close Hitchin Hertfordshire SG4 0DU

Submitted Plan Nos

P01

1.0 Policies

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

Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 12 – Achieving well designed places

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

D1 - Sustainable Design
D2 – House extensions, replacement dwellings and outbuildings
D3 – Protecting living conditions
T2 – Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public Notice/ local residents**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1. 29 Kipling Close is a semi-detached residential property. A detached garage is located to the rear of the main house.

4.2 **Proposal**

4.2.1 Side extension to existing detached garage to facilitate conversion to ancillary habitable accommodation. Erection of 1.8m high fence.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The effect on the living conditions of neighbouring properties.
--The effect on the character and appearance of the area.
--The effect on highway safety and car parking.

4.3.3 Design and appearance
The proposed extension would have an acceptable relationship with the host building in terms of its size and design whilst the garage itself would retain a clear degree of subservience with the host dwelling. The erection of the boundary fence would be acceptable in design terms.

4.3.3 Impact on neighbouring properties

The proposed extension would be single storey and of fairly limited height. As such I do not consider that it would cause harm to the living conditions of any of the neighbouring properties. The proposed fencing would not cause harm to the living conditions of neighbouring properties.

4.3.4 Car parking

The proposed development would result in the loss of the existing garage as a parking space. However, the conversion of the garage for a purpose ancillary to the use of the main house is not development and therefore does not require planning permission. Accordingly, it would be unwise to raise any objection to the loss of the parking space on this basis.

4.4 **Conclusion**

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

4.5 **Alternative options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That planning permission is **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: 31 July 2018	