DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01169/FPH	Two storey side extension to create 3-bed annex together with two storey front extension.	15 The Crescent St Ippolyts Hitchin Hertfordshire SG4 7RE

Submitted Plan Nos

01A 02A 03 04 05C 06C 07A

1.0 Policies

LP2 Green Belt

LP28	House Extensions
LP33	Relatives and Staff Accommodation
LP55	Car Parking Standards

2.0 Site History

2.1 15/00230/1: Detached 3 bedroom dwelling with two associated parking spaces, refused 4/9/15. Dismissed on appeal 6/4/16.

3.0 Representations

3.1 **St. Ippolytts Parish Council:** No response received

3.2 **Neighbours:** No response received

3.3 **Highways:** Does not wish to restrict the grant of planning permission

4.0 Planning Considerations

4.1 Site and Surroundings

Semi-detached property located on the east side of The Crescent, St. Ippolyts. A footpath runs along the eastern boundary which links The Crescent to London Road (not a definitive right of way). The site contains an existing detached single storey outbuilding previously used as a shop.

4.2 Proposal

4.2.1 The proposal is to erect a two storey side extension to provide a three bedroom annex to the main dwelling. The existing detached outbuilding would be demolished and a small garden created for the annex separated from the main garden and enclosed by a new fence. The extension would have a catslide roof on the north facing elevation incorporating a side dormer. Parking for the main houses and annex would be provided within the existing hardstanding to the front of the house which has a two gated access points onto The Crescent.

Currently the site is within the Green Belt.

4.3 **Key Issues**

The key issues are Green Belt policy, effect on character and appearance of the area, impact on neighbouring property and parking

4.3.1 **Green Belt**

The application site is within the settlement of Gosmore / St. Ippolyts which currently is washed over by the Green Belt designation in the North Hertfordshire District Local Plan (Saved Local Plan 2007). In the emerging local plan the proposal is to inset the conjoined villages of Gosmore and St. Ippolyts into one Category A settlement within which development will be allowed.

Like the appeal Inspector who considered the previous application (ref: 15/00230/1) I consider that the application proposal could be considered infilling in a village which is an appropriate form of development in Green Belts as identified in paragraph 89 of the NPPF. Therefore there is no conflict with Green Belt policy under the existing local plan.

As the submission local plan proposes to incorporate the site within a new category A settlement there would be no conflict with the emerging policy which, as the Plan is well advanced, carries some material weight.

Having regard to the existing and proposed settlement designations in the development plan, there is no objection to the development in principle.

4.3.2 **Character and Appearance**

4.3.3 The proposed side extension and front extension and the impact that they have on the character and appearance of the area and significantly different to the previous proposals for a detached dwelling within the side garden of No. 15 The Crescent.

4.3.4 Firstly the proposal is to attach an extension to the side elevation of No. 15 as opposed to a separate building with its own curtilage and parking area. The extension would read as part of the existing dwelling and not as a separate house. This is clear from the ‘proposed front elevation’ and front view perspective (drawing 07A).

4.3.5 Secondly the design of the extension is more in keeping with the form and scale of the surrounding short terraces.

4.3.6 Thirdly, the proposed footprint of the building is set back along the line of the existing main front wall of the house and not forward of it as per the appeal scheme. As such the siting of the extension has no obtrusive impact in the street scene and has a much reduced impact in terms of the setting of the adjacent Green in front of Nos. 11 and 13 The Crescent.

4.3.7 Parking for the annex building would be provided as part of the parking for the existing dwelling and contained within the existing hardsurfaced area in front of No. 15. There would be no physical change to this parking area.

4.3.8 A small side access door is provided to the annex and this would be accessed via a side gate to the front of No. 15. The door would be located behind the 1.8m high

boundary fence. It is recommended that that this boundary fence is retained along the northern boundary in order to contain the development and in the interests of visual amenity

4.3.9 Overall, in view of the above aspects of the scheme, I consider that the proposals would not be harmful to the character and appearance of the area

4.3.10 **Impact on neighbouring property**

Two rear facing bedroom windows are proposed to the annex however these would face across the rear garden of No. 15 and the far end of the rear garden of No. 13 however with the distance involved and the intervening footpath I do not consider that there would be any loss of privacy to No. 13. There are side facing windows at first floor level on the side annex however these look across the green in front of No. 13 and again there would be no loss of privacy to No. 13 arising from the siting of these windows. Given the sloping roof form of the extension and its low eaves height I do not consider that the extension would have any overbearing impact on the occupiers of No. 13. The proposals do not directly affect any other properties.

4.3.11 **Parking**

The existing parking area at the front of No. 15 can accommodate at least four cars which would be sufficient for a property of this size. In addition there are no on-street parking restrictions.

4.4 **Conclusion**

4.4.1 The proposals are acceptable in planning terms.

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 15 The Crescent, St. Ippolyts, 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.

4. The northern boundary fence shall be maintained at a height of at least 1.8m above ground level.

   Reason: To ensure that the development is contained within the property boundary in the interests of visual amenity.

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  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 July 2018	