DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00321/FPH	Single storey side extension to form single garage and conversion of existing garage to family room	49 Aubreys Letchworth Garden City Hertfordshire SG6 3TU

Submitted Plan Nos

DP984/03 DP984/01 DP984/02

1.0 Policies

LP28	House Extensions

LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
SECT7	Requiring Good Design

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on a corner plot at the entrance/exit of Aubreys from/onto Letchworth Lane. The site lies within Letchworth Garden City. The plot contains a two storey detached dwelling. The dwelling has an L shape, with the main part of the building facing Aubreys (to the north west) and hosting a pitched hipped roof. A double garage hosting a pitched roof with gabled end faces Letchworth Lane (to the south west) and runs close the north east boundary. The roof above the double garage hosts a dormer window accommodating a bedroom.

4.1.2 The sites surroundings are residential in nature. The dwellings in the surroundings are detached in their nature, with a mix of bungalow style and two storey dwellings. A consistent mix of dwelling types are scattered along Aubreys in an inconsistent fashion.

4.2 **Proposal**

4.2.1 The application seeks permission for the erection of a single storey side, front and rear extension, the conversion of existing garage to living space and the erection of a single storey outbuilding. The single storey side, front and rear extension would accommodate a garage and study. The extension would host a pitched roof with gabled side elevation. The proposed drawings also indicate the extension of existing hard surfacing.

4.3 **Key Issues**

4.3.1 Whilst the conversion of the existing garage and erection of the outbuilding would likely not require planning permission by reason of the extent of development permitted under the Town and Country (General Permitted Development) Order 2015 (as amended), the application seeks their express permission. The extent to which the development required planning permission is a material consideration.

4.3.2 There are no conditions or article 4 direction covering the site which would restrict the change of the garages to any other ancillary residential use. Furthermore, there are no conditions or article 4 direction restricting permitted development rights including installation of windows and doors, erection of outbuildings, or the erection of single storey side extensions.

4.3.3 The single storey side addition would be sympathetic in its height and proportions to the existing dwelling by reason of its subordinate single storey nature and limited width and depth. The roof form would be sympathetic to the predominant pitched roof gabled end design in the existing building. The materials would match those used on the existing dwelling, and the proposed window detailing would respect and reflect that of the existing building.

4.3.4 The principle concern in relation to the proposed development is the impact of the side extension on the character of the sites surroundings, with specific reference to the encroachment of built form to the boundary adjacent to Letchworth Lane. Given the subordinate nature of the addition to the existing two storey gabled flank elevation, the single storey side addition of the dwelling opposite the host building, as well as the extent of built form which could be achieved to the side elevation under permitted development, it is not considered that the proposal would cause undue harm to the semi-rural character of this part of Letchworth Lane.

4.3.5 Given the siting of the proposed single storey addition, the extension would not harm the living conditions of the occupiers of adjoining premises.

4.3.6 In regards to the garage conversion and outbuilding, no concerns are raised in terms of the impact of the development on the character of the site or sites surroundings. The window detailing within the converted garage would be sympathetic and reflective of a consistent theme of full length fenestration detailing within the surrounding area. The outbuilding would be a traditional garden shed with no harm to the residential character of the site or surrounding area, and no harm to the living conditions of the occupiers of adjoining premises.

4.3.7 Having consideration to the loss of the double garage, it is considered that the extent of proposed hard surfacing and the garage proposed would accommodate sufficient on site parking commensurate to the resultant size and use of the resultant building. It is considered that a condition requiring the hard surfacing to be constructed of a permeable or porous materials or host a drainage system to ensure that surface water is discharged onto a permeable surface within the curtilage of the dwelling would meet the six tests of conditions within paragraph 206 of the NPPF.

4.4 **Conclusion**

4.4.1 In accordance with the above assessment, the proposal represents good quality design which would be sympathetic to the character of the existing building, maintain the character of the sites surroundings and respect the living conditions of the occupiers of adjoining premises. As such, the proposal accords with the policies within the local development framework.

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.

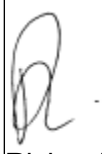
   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The hard surfacing hereby approved must either be; constructed of a permeable/porous materials; or, if constructed of a non-permeable/porous material, host drainage sufficient to ensure that surface water is directed to a permeable/porous surface within the curtilage of the dwelling.

   Reason:To prevent surface water being directed onto the public highway which may be detrimental to highway safety.

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: 26 March 2018	